11 St. Luke Drive, Wellesbourne, Warwick, CV35 9AW

- Central Village Location
- Enclosed Rear Garden
- Off Road Parking
- Two Garden Rooms
- Three Bedrooms
- Ensuite
- Downstairs Cloakroom
- Built 2021

3 2 1

£315,000

A well appointed semi detached property in the heart of the village of Wellesbourne. Accommodation briefly comprising of, open plan kitchen-dining-living room, cloakroom, three bedrooms, ensuite, family bathroom, garden and parking. Outside boasts a multi purpose garden room with power and heating. Driveway and landscaped garden.

ACCOMMODATION
Entry through the front door into the hallway with stairs rising to the first floor landing and wall mounted radiator. The kitchen-living-dining room offers a contemporary open plan feel, with the kitchen area with a range of wall and base units with worktop over, integrated appliances such as washer/dryer, dishwasher, oven, induction hob and extractor. Inset one and a half bowl sink, space for fridge freezer, wall mounted boiler, window to the front and useful under stairs storage cupboard. The living- dining area with French doors leading out to the rear garden. The cloakroom is fitted with wc, wash hand basin, wall mounted radiator and extractor.
On the first floor landing there is a storage cupboard and access to the loft. The primary bedroom with floor to ceiling window providing plenty of natural light. Wall mounted radiator and over stair storage. Door into ensuite with shower, wc and wash basin. Obscure window to the side and heated towel. Bedrooms two and three have window to the rear and wall mounted radiator. The family bathroom provides wc, vanity wash hand basin, bath with shower over, obscured window to the side and shaver point.

OUTSIDE
The rear garden offers patio and gravelled areas with raised planted borders, multiple plug sockets, outside tap, wall mounted lights, shed with light and power and a spectacular multi purpose garden room. The rooms are currently split down the middle, creating two equal spaces giving the opportunity for an office, playroom, a bar or even a snug. Boasting windows to the front, two doors, electric and wall mounted electric heating.

PARKING
To the front is a paved driveway with space for two cars, Rolec wallpod socket and gate access to the rear garden.

GENERAL INFROMATION
TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is a monthly cost of approximatley £6.00 per month. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 72% Vodafone (Checked on Ofcom Sept26)

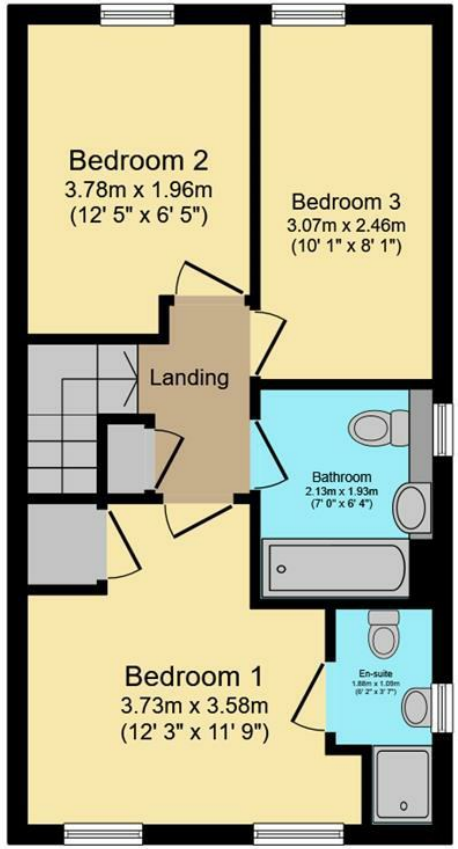
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

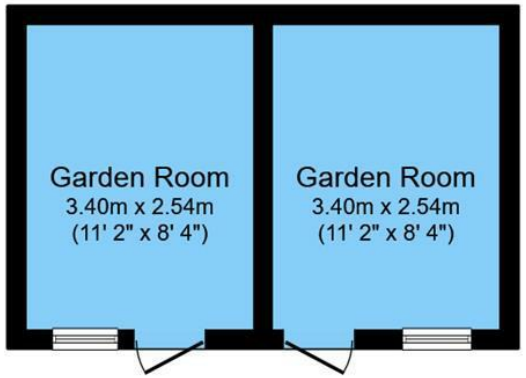
VIEWING: By Prior Appointment with the selling agent.

Wellesbourne, Warwick

Ground Floor



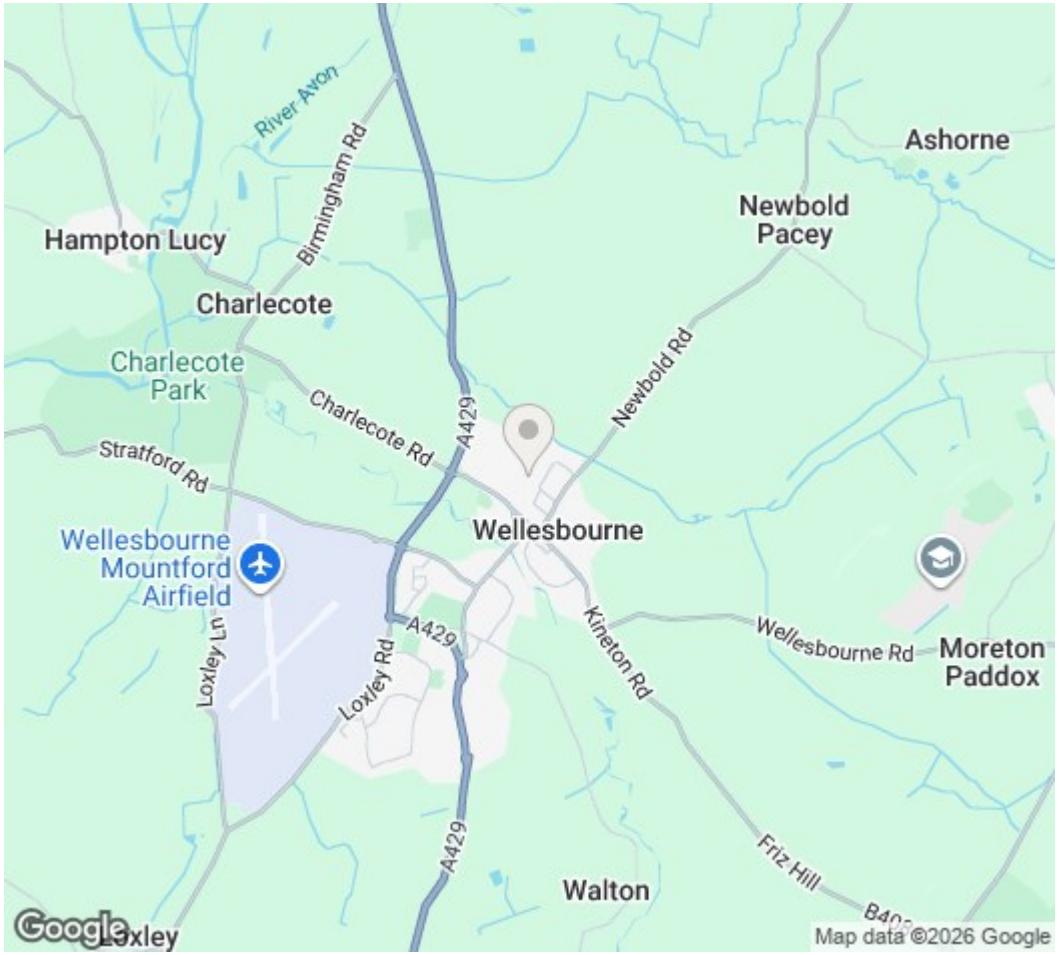
First Floor



Outbuilding

Total floor area: 98.6 sq.m. (1,061 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Peter Clarke
Winkworth