



Connells

Frost Road
Wellesbourne WARWICK

Frost Road Wellesbourne WARWICK CV35 9UF

for sale offers over
£435,000



Property Description

Connells are delighted to be presenting this FOUR bedroom, DETACHED family home in the heart of the village of Wellesbourne. The property briefly comprises lounge, kitchen/diner, CONSERVATORY, partially converted garage into utility room, four bedrooms with an EN SUITE to the main, family bathroom, south facing garden and a driveway providing parking for several cars. Early Viewing Essential!

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well served by their own redesigned and

refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

Entrance Hall

Door from the front elevation, stairs rising to the first floor and doors off to the kitchen and the;

Cloakroom

Cloakroom having a wash hand basin, a radiator, WC and a double glazed window to the side elevation.

Lounge

16' 2" x 15' 9" (4.93m x 4.80m)

Spacious lounge with a double glazed bay window to the front elevation, feature fire place with a gas fire inset, radiator, television point and doors through to the;

Kitchen/Diner

23' 9" x 9' 10" (7.24m x 3.00m)

Spacious fitted kitchen/diner with a range of wall and base units and complimentary work surfaces over, one and a half bowl sink and drainer unit, double integrated oven, electric induction hob with a cooker hood over, integrated dishwasher, integrated fridge freezer, storage cupboards providing ample storage, a door through to the lounge, two double glazed windows to the rear elevation, a door leading out to the garden and a door through to the;

Utility Room

Wall and base units, space and plumbing for a washing machine, space for a freestanding fridge freezer, access to the loft space, a double glazed window to the rear elevation and a door leading into the front garage area

First Floor

Landing

Double glazed window to the side elevation, airing cupboard and doors off to all rooms.

Bedroom One

13' 3" x 11' 3" (4.04m x 3.43m)

Large double bedroom benefiting from built in wardrobes, a radiator a double glazed window to the front elevation and a door through to the;

En Suite

En suite having under floor heating, WC, wash hand basin, shower cubicle with a shower, heated towel rail and a double glazed window to the side elevation.

Bedroom Two

9' 11" x 9' 3" (3.02m x 2.82m)

Double glazed window to the rear elevation and a radiator.

Bedroom Three

8' 4" x 8' 10" (2.54m x 2.69m)

Double glazed window to the rear elevation, built in wardrobe and a radiator.

Bedroom Four

10' x 10' 4" (3.05m x 3.15m)

Double glazed window to the front elevation, over stairs bulkhead, radiator and access to the loft space.

Bathroom

Double glazed window to the side elevation, bath with a shower over, wash hand basin, WC and a heated towel rail.

Outside

Front

The property offers a large driveway providing off road parking for several cars, there is an outside tap, outside lighting and a lawned area directly in front of the property.

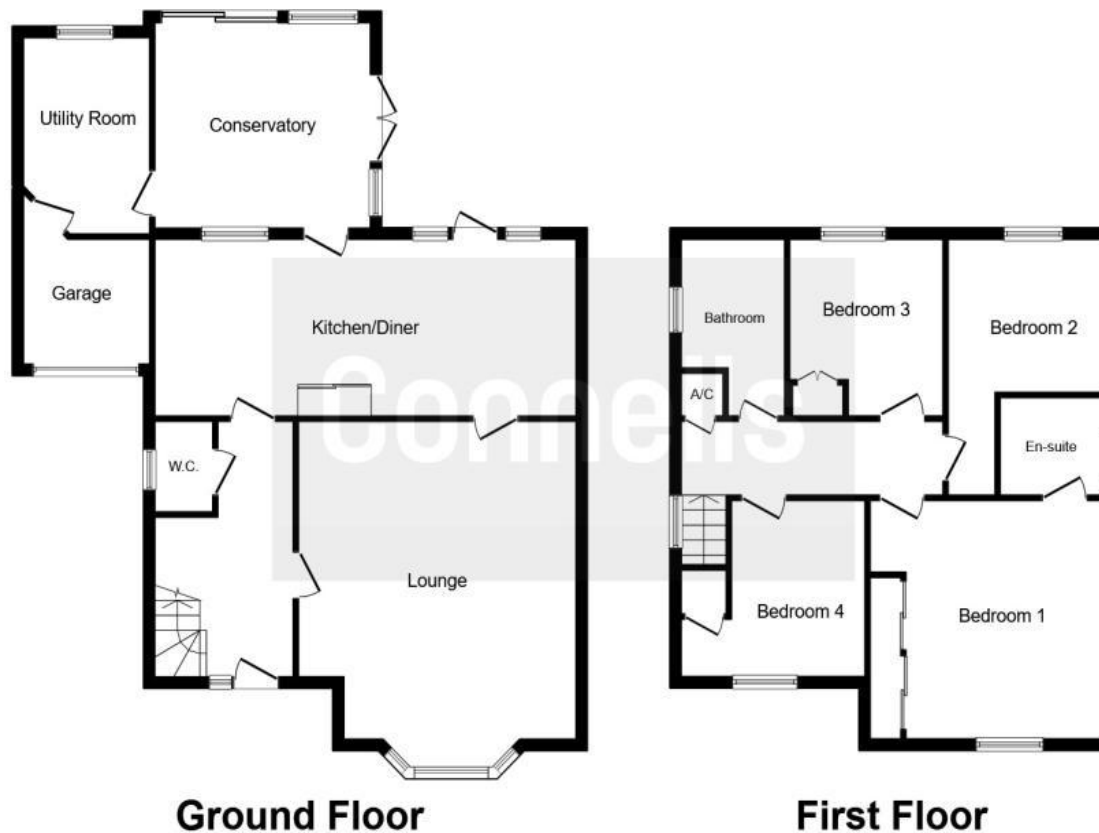
Rear

The rear garden is mainly laid to lawn with a timber fence to the boundaries. an array of









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104070



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