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John Simpson Close, Wolston
Guide Price £485,000

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ESTATE AGENTS

John Simpson Close, Wolston, Coventry

This detached bungalow is offered for sale in the village of Wolston, near Coventry, and provides five bedrooms, an open-plan kitchen, creating a flexible layout suited to families. The accommodation includes four double bedrooms and one single bedroom, offering scope for sleeping space, home working or guest use. There are two bathrooms serving the property. The open-plan kitchen forms the hub of the home, with space for cooking and dining, and links well with the main reception areas. One of the reception rooms opens directly onto the garden, providing a pleasant outlook and convenient access to outdoor space. Wolston is a popular village between Coventry and Rugby, with a range of day-to-day amenities including local shops, a primary school and community facilities. Brandon Marsh Nature Reserve and Coombe Country Park are both within easy reach, offering walking routes, play areas and wildlife habitats.

For broader services and secondary schooling, Coventry, Rugby and Leamington Spa are all accessible by road. The nearest mainline rail services are available from Coventry station, with regular trains to Birmingham (from around 25–30 minutes) and London Euston (from around 1 hour). Rugby station also offers fast services to London in 48 minutes. Local bus routes connect Wolston with surrounding towns and villages. This five-bedroom detached bungalow for sale in Wolston represents a practical family home in a village setting within reach of major employment and education centres.

Entrance Hall

Entered via double glazed door. Two storage cupboards.

Bedroom Two 12'0" x 11'1" (3.66 x 3.40)

Double glazed window to front elevation and radiator.

Bedroom Three 10'0" x 7'10" (3.05 x 2.39)

Double glazed window to front elevation and radiator.

Bedroom Four 12'0" x 6'3" (3.66 x 1.93)

Double glazed window to side elevation and radiator.

Bedroom Five 12'0" x 11'5" (3.66 x 3.48)

Double glazed window to side elevation.



Family Bathroom

comprising panelled enclosed bath with shower and shower screen over, low flush WC, pedestal wash hand basin, inset ceiling halogen lighting, heated chrome towel rail, tiled wall surround, skylight window and tiled flooring.

Lounge / Dining Room 21'11" x 15'3" (6.7 x 4.67)

Double glazed patio doors to garden, attractive fireplace with woodburner and mantle above, two double radiators, ceiling cornice and doors leading off to

Kitchen 12'2" x 10'0" (3.71 x 3.05)

An impressive fitted kitchen with has all built in appliance. Double fan assisted electric eye level ovens. Electric hob with extractor above. Built in fridge / freezer. Wine fridge. Plumbing and space for a washing machine and Tumble dryer. Base units and deep drawers with worktop and eye level units above. One and a half bowl sink unit with mixer tap above.

Conservatory 10'0" x 8'11" (3.05 x 2.74)

Upvc windows overlooking garden. Doors to Garden. Velux skylights. Radiator.

Bedroom One 12'9" x 10'5" (3.91 x 3.20)

Fitted wardrobes. Radiator. Window to front. Door to

En Suite

Large open ended walk in shower with glazed screen. Vanity with inset wash hand basin. Column designer radiator. Low flush WC. Fully tiled walls.

Garden

low-maintenance garden with raised vegetable / shrub borders, block paving path and patio. Well stocked with shrubs and rockery. Fully enclosed with timber fencing. Gated side access. Timber garden shed.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



About the area

Wolston is a friendly and welcoming village with a strong sense of community. Residents enjoy a selection of local shops, schools, and traditional pubs, while nearby road and rail links make commuting straightforward. The village combines convenience with a relaxed, village atmosphere — perfect for family life or anyone looking for a peaceful yet well-connected location.

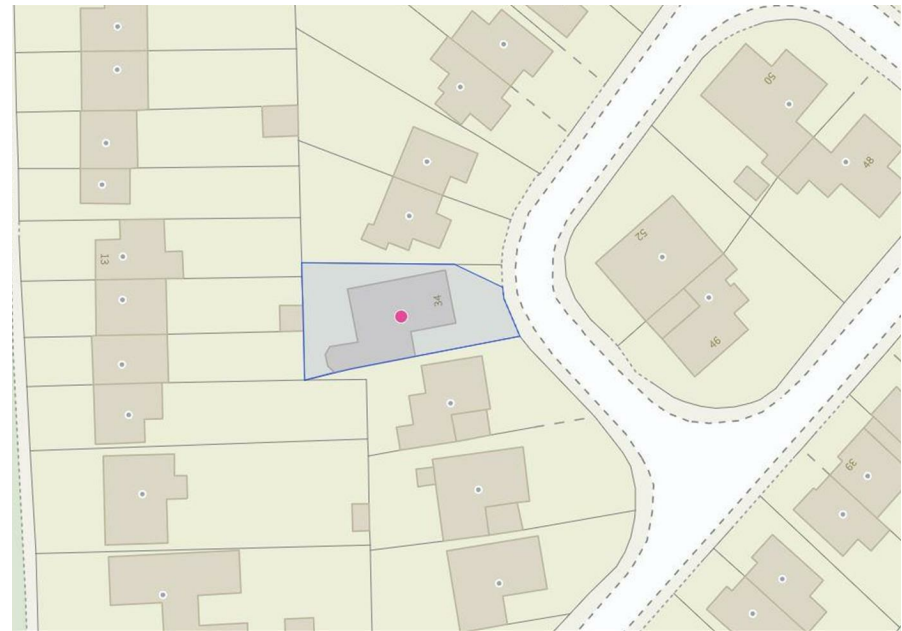
Agents Note

This detached bungalow is an ideal multi-generational home with space, privacy and accessibility for both teenagers and elderly relatives. Also suitable for additional reception rooms rather than bedrooms ie: Hobby Room or Office.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,493 sq. ft. 138 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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