

Bramblewood Headland Road, Welford on Avon, CV37

Guide Price £750,000

- Village Location
- Detached Dormer Bungalow
- Four Bedrooms
- Underfloor Heating Throughout Downstairs
- Private Enclosed Rear Garden
- Driveway Parking And Integral Garage
- Living, Breakfast, Kitchen
- Separate Sitting Room
- Principle Bedroom With Ensuite
- Electric Car Charger

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A delightful, four bedroom, detached dormer bungalow nestled in a quiet location within the village of Welford on Avon. Available now.

WELFORD ON AVON
Welcome to Welford-on-Avon, one of Warwickshire's most picturesque and sought-after riverside villages and just four miles west of Stratford-upon-Avon. Excellent transport links to Birmingham, Warwick, and London. Whether you are looking for a characterful period property or a modern family home, Welford-on-Avon represents the very best of country living.

SPECIFICATION
General
- Highly energy efficient
- UPVC double glazed windows

Heating, Plumbing & Electrics
- Air source Heat Pump providing central heating and hot water
- Underfloor heating downstairs, radiators to first floor
- Porcelanosa sanitary ware
- LED down-lighting to kitchen diner and WC
- Intruder Alarm
- Cat 5 wired

Fixtures & Fittings
- Bespoke fitted kitchen with BOSCH appliances
- Silestone worktops
- Bathrooms and cloakroom tiled floor to ceiling on "wet" walls
- Fitted wardrobes to principle bedroom
- Porcelanosa flooring to kitchen, utility, WC
- Porcelanosa flooring throughout hallway
- Carpet throughout rest of house

Outside
- Outside lighting
- Electric car charger
- Outside tap and power socket
- Patio area to rear
- Timber fencing to garden boundaries
- Turfed lawn areas
- Landscaped front gardens
- Block paved driveway
- Pedestrian rear entrance

N.B. The developer reserves the right to change any item to an equivalent specification.

PLANNING APPLICATION NUMBER
24/00684/FUL

GENERAL INFORMATION
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.

SERVICES: We have been advised by the vendor that mains electricity, 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: Superfast / Standard Available (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 79% EE (Checked on Ofcom Oct26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is not yet allocated.

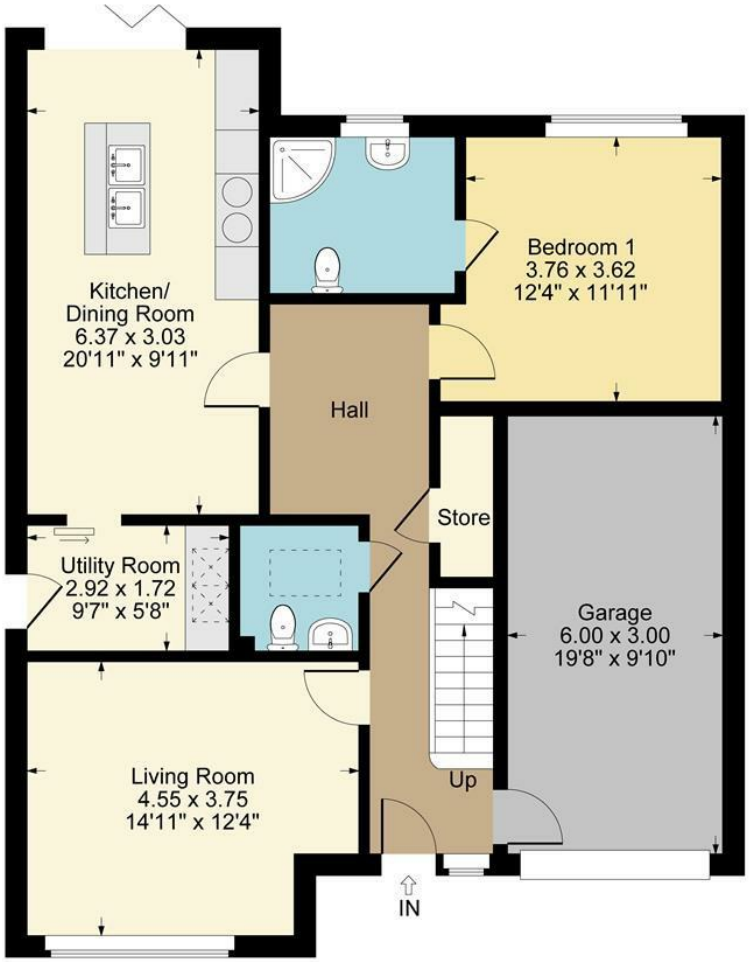
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.

VIEWING: By Prior Appointment with the selling agent.

AGENTS NOTE: Please note that the images used are CGI enhanced images.

Plot 2

Approximate Gross Internal Area
Ground Floor = 82.07 sq m / 883 sq ft
First Floor = 62.50 sq m / 673 sq ft
Garage = 17.70 sq m / 191 sq ft
Total Area = 162.27 sq m / 1747 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First Floor











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