



Connells

Bristol Way
Wellesbourne Warwick



Property Description

Connells are pleased to present this DETACHED FOUR BEDROOM property immaculately presented throughout, with an entrance porch and hallway, modern kitchen/dining room, spacious LOUNGE, separate dining room and ground floor cloakroom.

On the first floor, there are FOUR BEDROOMS, one of which benefits from an en-suite shower room and the main bathroom.

The property is approached via a driveway providing off-road parking for several cars and GARAGE, whilst to the rear, there is a beautifully landscaped private garden mainly laid to lawn with patio areas.

CONTACT US NOW TO ARRANGE YOUR APPOINTMENT TO VIEW!!

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 Porch

Having UPVC door to front. two double glazed windows, tiled floor and door into:

Entrance Hallway

Having hardwood door to front. understairs storage cupboard, stairs rising to the first floor, radiator and doors to lounge, kitchen/diner and:

Cloakroom

Having low level w.c and wash hand basin with vanity unit, tiled splashback, radiator and double glazed obscure window to the front elevation:

Lounge

18' 5" x 11' 9" (5.61m x 3.58m)

Having double glazed bay window to the front elevation, feature fireplace with log burner. radiator and double sliding doors into;

Dining Room

11' 6" x 11' 5" (3.51m x 3.48m)

Having radiator, French doors to the rear elevation into the garden and door to:

Kitchen/Dining Room

11' 6" x 20' 2" (3.51m x 6.15m)

Modern fully fitted kitchen having a range of matching wall and base units with work surfaces over, one and a half sink unit. integrated eye-level oven and microwave, induction hob, integrated dishwasher and fridge, ceiling downlighters, radiator and double glazed window to rear elevation. Having ample space for dining area with additional built in matching units, door to garage and French doors to the rear elevation opening to the garden:

First Floor

Landing

Having access to partly boarded loft, storage cupboard and doors to bedrooms and family bathroom.

Bedroom One

12' x 11' 8" (3.66m x 3.56m)

Having double glazed window to the front elevation, radiator and door to:

En-Suite Shower Room

Partly tiled shower room having white suite comprising low level WC, wash hand basin, shower cubicle with shower, chrome ladder towel rail and obscure double glazed window to side elevation:

Bathroom

Modern bathroom having white suite comprising low level W/C, wash hand basin with vanity unit, bath with shower over,

chrome heated towel rail and double glazed obscure window to the side elevation.

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.82m)

Having double glazed window to the rear elevation, built in wardrobes and radiator:

Bedroom Three

12' x 9' 5" (3.66m x 2.87m)

Having double glazed window to the rear elevation and radiator:

Bedroom Four

9' 8" x 6' 6" (2.95m x 1.98m)

Having double glazed window to the front elevation. built-in above bed storage and radiator:

Outside

Front

Having block-paved driveway to the front of the garage offering off-road parking for several vehicles:

Garage

Having electric door with built in alarm , power, light and plumbing for washing machine.

Rear Garden

Beautifully landscaped south facing rear garden mainly laid to lawn with paved patio area ideal for seating and outside entertaining, timber pergola, pond with water feature, well stocked borders with mature plants and shrubs and timber fences to boundaries:

Council Tax

Local Authority: Stratford District Council

Band : E

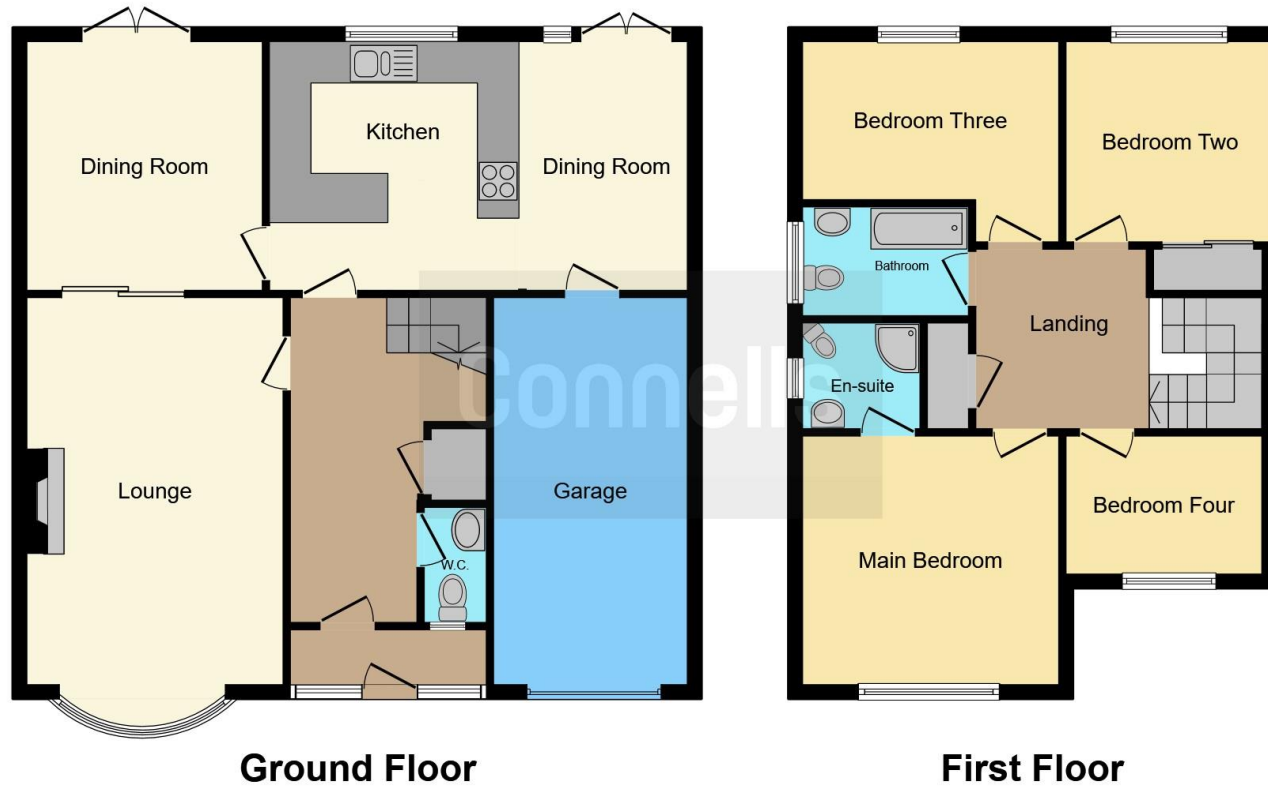
Viewings

Strictly by prior appointment via the selling agent.









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). Powered by www.focalagent.com

To view this property please contact Connells on

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Bridge Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103862



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