



**Connells**

Dovehouse Drive  
Wellesbourne Warwick



## Property Description

This attractive two-bedroom semi detached bungalow provides comfortable, easy-to-manage living in a desirable residential area. The layout centres around a welcoming hallway, leading to a light lounge/diner that opens into the conservatory, creating an additional versatile living space. The property also benefits from a fitted kitchen, two well-sized bedrooms, a shower room, and a convenient cloakroom.

Externally, there is a driveway with car port, a garage, and a pleasant rear garden with patio areas ideal for outdoor seating. With its practical single-storey layout, added conservatory, and accessible location close to local amenities, this bungalow presents an appealing opportunity for a range of buyers.

## 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 Warwick.

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

Entered via a side door, the hallway offers access to all principal rooms and includes two useful storage cupboards, a radiator, and the property's warm-air heating system.

## Lounge/Diner

A light and comfortable reception space with patio doors at the rear open directly into the conservatory, enhancing the room with additional natural light and garden views.

## Conservatory

A UPVC-constructed conservatory featuring stone-tiled flooring, with doors providing access to the car port, the rear garden, and the cloakroom.

## Cloakroom

Fitted with a WC and wash-hand basin, and benefiting from an obscure double-glazed window to the rear elevation

## Kitchen

Fitted with matching wall and base units complemented by a coordinated work surface, incorporating an inset stainless-steel sink and drainer. There is space for a freestanding gas cooker with hob, dishwasher and fridge/freezer, along with integrated washing machine. A double-glazed window to rear elevation, with a door providing access to the side of the property.

## Bedroom One

A spacious double bedroom enjoying a bay window to the front and built-in wardrobe storage.

## Bedroom Two

A comfortable second bedroom benefiting from a double-glazed window to front elevation.

## Shower Room

Appointed with a white suite including a WC, wash-hand basin, shower cubicle and bidet. The room also benefits from stone-tiled flooring and an obscure double-glazed window to the side elevation.

## Outside

### Front

The property is approached via a driveway with a car port to the side, offering covered parking and convenient access through to the rear garden.

### Garage

Doors to the front with power and lighting connected, plus a personnel door providing access to the garden.

### Rear Garden

The rear garden offers a pleasant outdoor space, with paved areas ideal for seating or entertaining. Having timber storage shed and mature shrubs and well-established borders.

### Council Tax

Local Authority: Stratford District Council

Band 'C'

### Viewings

Strictly by prior appointment via the selling agent.









Total floor area 92.9 m<sup>2</sup> (1,000 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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Bridge Street  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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