



Connells

Hammerton Way
Wellesbourne Warwick



Property Description

Connells are delighted to present this spacious DETACHED, THREE bedroom bungalow located in the popular village of Wellesbourne.

Benefiting from Entrance Hall, Lounge, kitchen/diner ,THREE bedrooms, SHOWER ROOM and CONSERVATORY.

Externally the property offers a generous sized rear garden, GARAGE and driveway providing off-road parking for several vehicles,

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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

Having door from side elevation into spacious hallway with radiator, loft hatch, two storage cupboard, one housing the boiler and doors off to bedrooms, lounge and showerroom.

Kitchen/Diner

Modern, fully fitted kitchen featuring a range of wall and base units with complementary work surfaces, incorporating an inset stainless steel sink and drainer. There freestanding cooker with an extractor hood over, together a washing machine, dishwasher and fridge freezer. The kitchen is open plan to the dining area and benefits from a double-glazed window to the front elevation, two radiators, and a door providing access to the side elevation.

Lounge

Having double-glazed windows to the front and side elevations, a radiator, and two doors providing access to the kitchen/diner.

Bedroom One

Having double glazed window to the rear elevation and radiator.

Bedroom Two

Having double glazed window to the rear elevation, radiator and door out to the conservatory

Bedroom Three

Having window to the side elevation and radiator.

Showroom

Partly tiled Shower Room having wash hand basin, large walk in shower cubicle with electric shower, heated towel rail, built in cupboard and two obscure windows to side elevation;

Outside

Front

Having a tarmac driveway leading to the garage, together with an additional gravelled area providing further off-road parking and small foregarden.

Garage

Having up and over door, power and light and door to the side.

Rear Garden

Being mainly laid to lawn with a patio area, gated side access, and a door providing direct access to the garage.









Total floor area 85.3 m² (918 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



To view this property please contact Connells on

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Bridge Street
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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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