

5 Peacock Court Chapel Street, Wellesbourne, Warwick, CV35 9QX



Approximate Gross Internal Area = 138 sq m / 1485 sq ft

- An exceptional opportunity in a highly desirable village location
- Occupying an exceptionally generous and attractive plot
- Rarely available detached bungalow in the sought after Peacock Court
- Centrally located within the heart of Wellesbourne village
- Spacious and versatile accommodation
- Double garage and off road parking
- Beautiful rear garden extending down to the River Dene
- Private courtyard providing a further outdoor seating area
- No onward chain

3 1 2

£575,000

A generously proportioned and versatile detached bungalow, discreetly positioned within a quiet cul-de-sac in the heart of the sought after village of Wellesbourne. Occupying a generous plot with delightful views down towards the River Dene, this appealing home offers an ideal blend of space, flexibility and location, equally suited for families to grow and those looking to downsize. The well balanced accommodation includes a spacious dual aspect living room, kitchen with utility area, three bedrooms and a separate one of which is currently used as a dining room, which could provide an additional reception room or bedroom to suit individual needs. Externally, the property further benefits from a double garage, off road parking, private courtyard and generous tiered garden.

PORCH
Entry through the front door into the porch which offers obscured window to the side.

INNER HALLWAY
Offering two built in cupboards and a wall mounted radiator.

CLOAKROOM
Fitted with wc and wash hand basin.

KITCHEN
Fitted with a range of wall and base units, incorporating a sink and drainer and a built in breakfast bar. Further features include a window overlooking the rear garden, wall mounted radiator and a useful storage cupboard housing the hot water cylinder and boiler. Appliances include an undercounter fridge, dishwasher, cooker and hob with extractor hood over.

UTILITY ROOM
Windows to the rear and side. To include freezer and washer-dryer.

LIVING ROOM
A spacious and inviting dual aspect living room, featuring an attractive exposed brick fireplace with hearth, creating a charming focal point to the room. The generous proportions offer ample space for a range of seating and furnishings. Window overlooking the rear garden and sliding patio door allowing access to the private courtyard. Further benefits include a feature timber clad ceiling and radiators.

STUDY
Window to the rear and wall mounted radiator.

















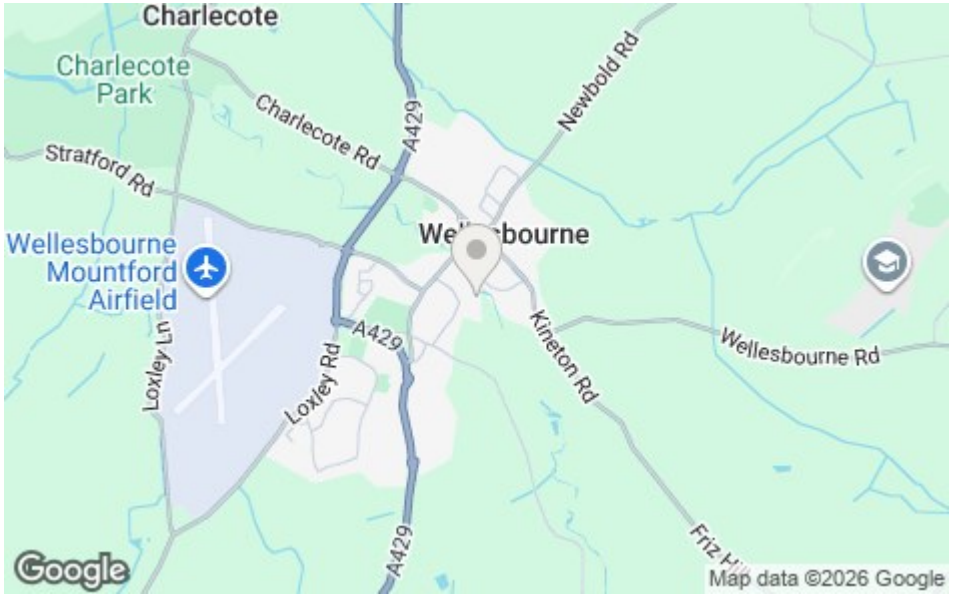



DINING ROOM / BEDROOM THREE
The room currently used as a dining room provides a flexible additional living space, with the option to be used as a third bedroom if required. A window overlooks the courtyard, allowing plenty of natural light, while a wall mounted radiator completes the rooms practical features.

BATHROOM
Comprising of large walk in shower, wc, wash hand basin with vanity unit, wall mounted radiator, obscured window to the front and extractor fan.

BEDROOM ONE
The primary bedroom offers window to the front aspect and built in full height wardrobe.

BEDROOM TWO
Having window to rear, wall mounted radiator and built in full height wardrobe.

REAR GARDEN
A truly impressive garden, offering outside tap, a range of trees and shrubs, patio area, steps down to the remainder of the garden which is mainly laid to lawn which leads to the river. There is a further private patio to the side, with shrub borders.

FRONTAGE AND PARKING
Located to the corner of a small cul de sac, off road parking to the front of the double garage. Shrubs and outside lights.

DOUBLE GARAGE
Offering electric up and over door to the front, power and light, window to the side and personnel door leading to the rear courtyard.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, water, drainage and electricity 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: Ultrafast Available (Checked on Ofcom Nov26) | Minimum Mobile Coverage: 72% Vodafone (Checked on Ofcom Nov26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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Winkworth