



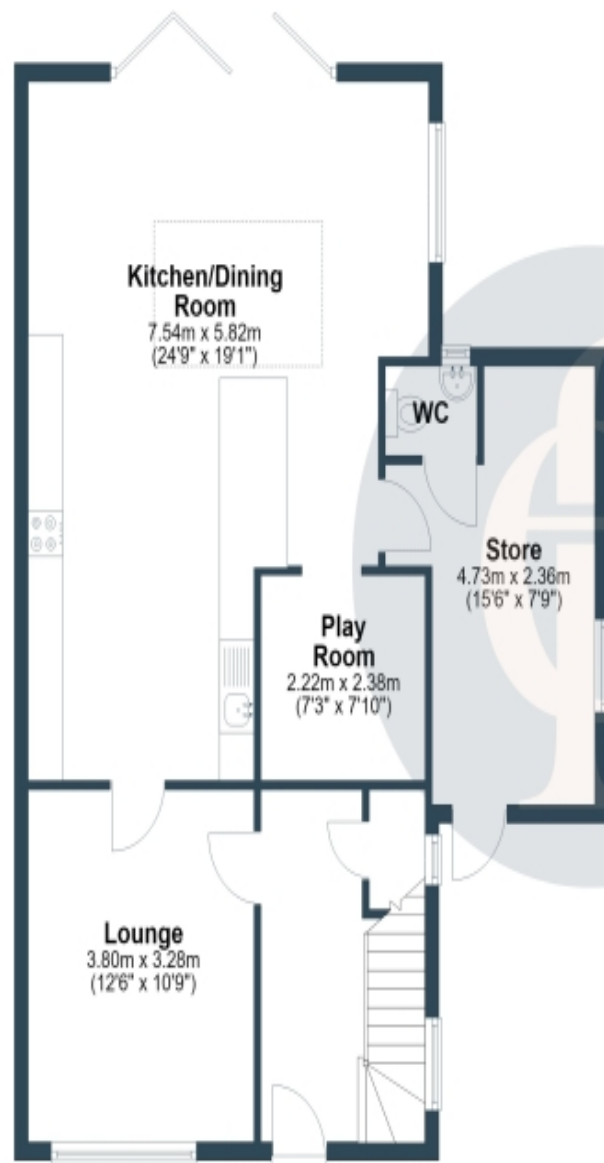
**Mordaunt Road Wellesbourne, Wellesbourne, Warwick,
CV35 9QB**

Offers In Excess Of £375,000



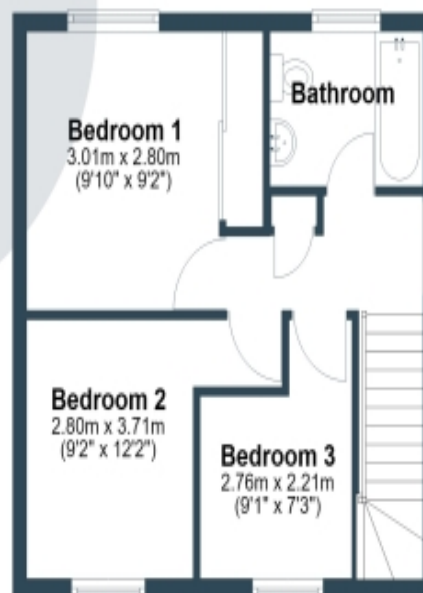
Ground Floor

Approx. 78.0 sq. metres (839.2 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 112.1 sq. metres (1206.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A unrecognisable three-bedroom family home that has been thoughtfully transformed by the current owners. What makes this home so very special is the incredible social family space at the rear of the property, opening onto the garden via bi-fold doors. A stunning dining kitchen with a huge amount of space for cooking, dining and relaxing. You could say this is not your normal home on Mordaunt Road and you would be right.

Are you looking for a home you can move straight into with ample parking, a larger than average private plot and neutral tones and lines throughout? Then this is the home for you! 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, 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.

The accommodation is light and airy and invites you in via a spacious hallway with a storage cupboard and further cloak cupboard ideal for storage of all your shoes and coats.

The sitting room is positioned at the front of the property and offers a cosy retreat for a film in the evening.

The breakfast kitchen is positioned off the sitting room and offers a stylish family space. There is a range of two-tone wall and base units including roll-edge worksurfaces and a breakfast bar ready for casual dining. Integrated is an electric double oven and induction hob. Further integrated is a fridge freezer and dishwasher. The finishing touches include a roof lantern, bi-fold doors opening up the full width of the rear property and plinth lighting. LVT covers the floor, finishing the room in style. This space offers ample space for dining, relaxing and cooking up a storm!

Completing the ground floor is a study space or playroom area, whatever you need the extra space for. There is the added convenience of a utility area offering space and plumbing for a washing machine and tumble dryer, including a cloakroom/W.C.

Upstairs, the landing offers access to the boarded loft that is accessed via a ladder. There are three bedrooms; the master bedroom boasts built-in wardrobes with hanging rail and shelving. The family bathroom has a white suite, allowing a low-level W.C, wash hand basin with vanity unit and bath with shower over.

The rear garden is a great size, mainly laid to lawn, enclosed by fencing with side gated access. There is an alfresco dining space on the patio ready for a BBQ or a chilled glass.

The gravelled driveway at the front sets the property back from the road, and allows parking for 4-5 cars.

Viewing is a must to appreciate the space and presentation on offer.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.







Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk