



Connells

Enstone Way
Wellesbourne Warwick

Enstone Way Wellesbourne Warwick CV35 9UP

for sale offers over
£400,000



Property Description

Connells are delighted to be marketing this DETACHED, FOUR bedroom property located in the popular village of Wellesbourne.

Comprising Entrance hallway, Lounge, Study, Kitchen/Dining Room, Utility Room, ground floor WC, four bedrooms, En Suite and family bathroom.

Externally there is an enclosed rear garden, a tandem driveway providing off road parking and garage!

CONTACT US NOW TO ARRANGE YOUR VIEWING!!

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 Hallway

Having a door from the front elevation into a spacious entrance hall having staircase rising to the first floor and doors leading to Lounge, kitchen/family room and;

Study

10' 9" x 9' 8" (3.28m x 2.95m)

Versatile room currently used as study having radiator and double glazed window to front elevation:

Lounge

13' 2" x 10' 9" (4.01m x 3.28m)

Having built in storage, radiator and double glazed window to front elevation:

Kitchen/Family Room

20' 9" x 9' 6" (6.32m x 2.90m)

Having fully fitted kitchen comprising wall and base units with complementary work surfaces

over, inset stainless steel sink and drainer unit, integrated fridge freezer, dishwasher, oven with induction hob and extractor hood over. There is ample space for dining area with radiator, double glazed window and french doors to rear elevation into garden and door to:

Utility

5' 3" x 7' 2" (1.60m x 2.18m)

having wall mounted boiler, space and plumbing for washing machine and tumble dryer, personnel door to rear garden and door to:

Cloakroom

Having wash hand basin, WV and obscure double glazed window to side elevation:

First Floor

Landing

Having double glazed window to side elevation, access to fully boarded loft, storage cupboard and doors to bedrooms and bathroom:

Bedroom One

11' 5" x 10' 9" max (3.48m x 3.28m max)

Having radiator, double glazed window to rear elevation and door to:

En Suite

Having white suite comprising WC, wash hand basin, walk in shower enclosure and obscure double glazed window to rear elevation:

Bedroom Two

10' 9" x 11' 4" max (3.28m x 3.45m max)

Having radiator and double glazed window to front elevation:

Bedroom Three

9' 10" x 9' 8" (3.00m x 2.95m)

Having radiator and double glazed window to front elevation:

Bedroom Four

7' 7" x 8' 2" (2.31m x 2.49m)

Having radiator and double glazed window to front elevation:

Bathroom

Partly tiled bathroom having white suite comprising bath with shower over, wash hand basin, WC, radiator and obscure double glazed window to rear elevation:

Outside

Front

Having shallow foregarden and tandem driveway to the side of the property offering off-road parking.

Garage

Having up and over door, power and light;

Rear Garden

Enclosed rear garden mainly laid to lawn with planted borders, paved patio area running the width of the house and side gate given access to driveway.

Council Tax

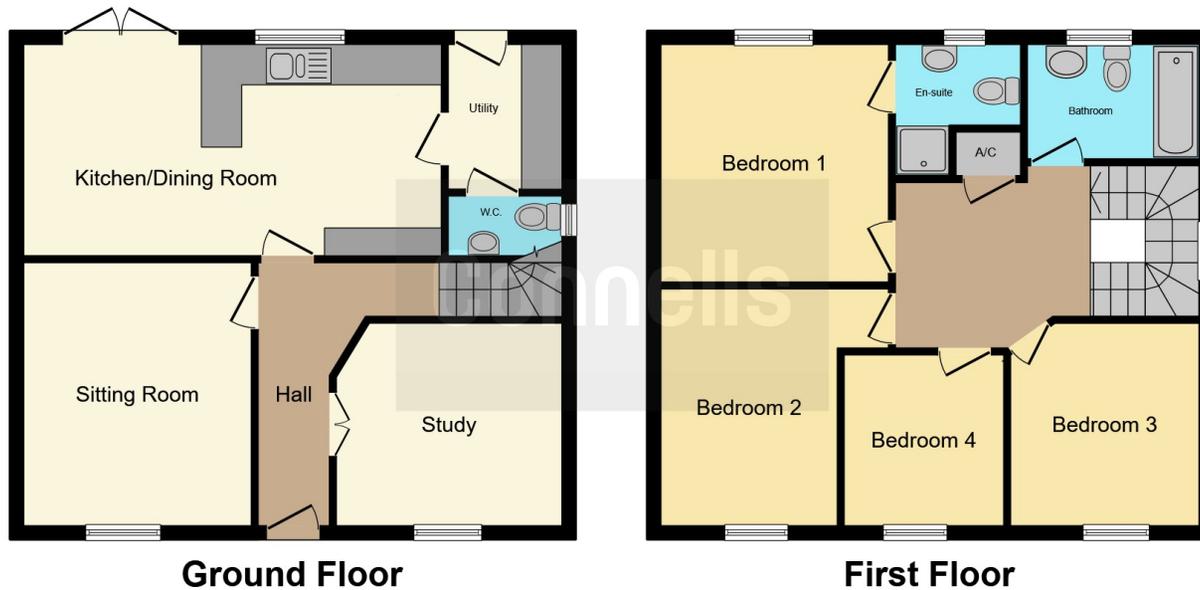
Local Authority: Stratford District Council

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
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103436



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WBE103436 - 0005