



Connells

St. Luke Drive
Wellesbourne Warwick



Property Description

This beautifully presented modern home offers stylish open-plan living and a thoughtfully designed layout ideal for contemporary family life. On entering the property, a welcoming hallway leads through to the impressive open-plan kitchen, dining and living area — a bright and versatile space featuring high-gloss units, integrated appliances and French doors opening onto the rear garden.

Upstairs, the property provides well-proportioned bedrooms and a modern family bathroom fitted with a sleek white suite. Outside, the low-maintenance rear garden offers a pleasant space to relax or entertain, complete with a patio area, lawn and gated side access. To the front, a driveway provides convenient off-road parking.

Well-maintained throughout and ready to move straight into, this attractive home is perfectly suited to first-time buyers, young families or those seeking a modern, low-maintenance property in a popular residential location.

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

A welcoming hallway accessed from the front of the property, featuring a staircase rising to the first floor, a radiator, and an internal door leading into the spacious open-plan kitchen, dining and living area.

Open Plan Kitchen/Lounge/Diner

A beautifully presented open-plan space featuring ceiling spotlights throughout and a double-glazed window to the front elevation

above the sink. The kitchen is fitted with modern high-gloss wall and base units, complemented by matching work surfaces and upstands. It includes an inset stainless-steel one-and-a-half bowl sink with mixer tap, along with integrated appliances comprising an electric oven, gas hob with stainless-steel extractor hood, fridge freezer and dishwasher. There is space and plumbing for a washing machine, plus a useful built-in larder cupboard.

The room offers generous space for both a dining table and a comfortable lounge area, enhanced by an obscure double-glazed window to the side elevation, two radiators, and French doors opening onto the rear garden. A door also leads through to the cloakroom.

Cloakroom

Fitted with a white suite comprising a wash hand basin, low-level WC, extractor fan and radiator.

First Floor

Landing

A generous landing space offering access to the loft and a useful storage cupboard, with doors leading to both bedrooms and the family bathroom.

Bedroom One

A bright double bedroom featuring two double-glazed windows to the rear elevation and a radiator.

Bedroom Two

A well-proportioned double bedroom featuring two double-glazed windows to the front elevation, built-in storage and a radiator

Bathroom

A stylish partly tiled bathroom fitted with a modern white suite, including a low-level WC and wash hand basin set within a vanity unit, along with a bath featuring a shower over. Additional features include inset ceiling downlighters, an extractor fan, a chrome ladder radiator, and an obscure double-glazed window to the side elevation.

Outside

Parking

Having a driveway to front of property offering off-road parking.

Rear Garden

A low-maintenance garden, mainly laid to lawn, with a paved patio area ideal for outdoor seating. Additional features include a timber storage shed, fenced boundaries for privacy, and a gated side access.

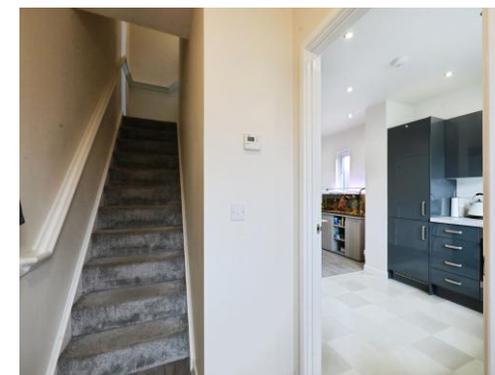
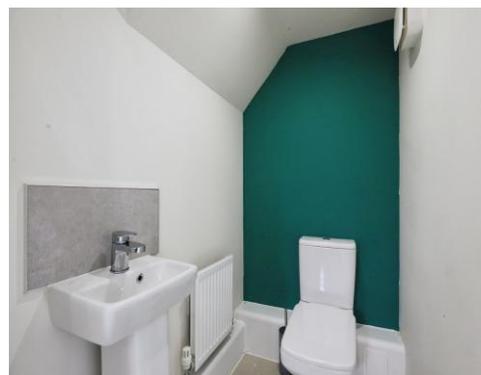
Council Tax

Local Authority: Stratford District Council

Band D

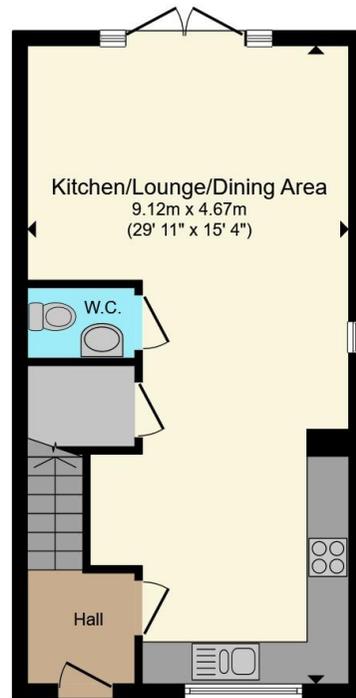
Viewings

Viewings strictly via appointment with the selling agent only.

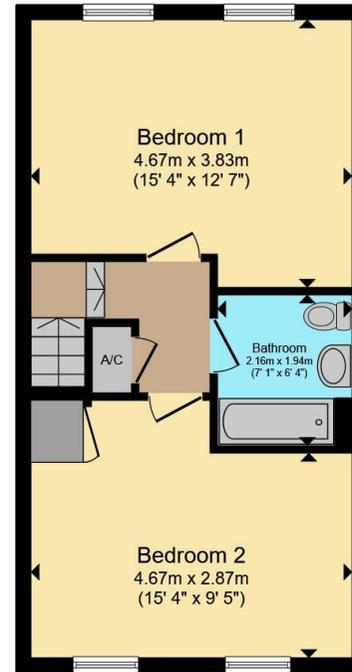








Ground Floor



First Floor

Total floor area 84.2 m² (906 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
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax Band: D

Service Charge: 2.96 Ground Rent: 392.68

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE104140

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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