



Anderton Avenue Wellesbourne Warwick CV35 9UQ

for sale
£395,000



Property Description

Rare opportunity to purchase this extremely well presented DETACHED, three storey family home! Benefiting four generous sized bedrooms with an en suite to the master, an open plan kitchen/diner, lounge, utility, cloakroom, good sized rear garden, garage and driveway parking for several vehicles. CALL NOW TO ARRANGE 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 Hall

Door from the front elevation into a spacious entrance hall, having a double glazed window to the side elevation, radiator, stairs rising to the first floor and doors off to the kitchen/diner, cloakroom and;

Lounge

12' 11" x 12' 3" (3.94m x 3.73m)

Having double glazed window to the front elevation, television point and a radiator;

Cloakroom

Cloakroom having a WC, wash hand basin and a radiator.

Kitchen/diner

18' 1" x 9' 4" (5.51m x 2.84m)

Modern fitted kitchen having a range of wall and base units and complimentary work surfaces over, stainless steel one and a half bowl sink and drainer unit, integrated oven with gas hob and cooker hood over, integrated dishwasher, washing machine and fridge freezer, radiator, double glazed window to the rear elevation, double glazed french doors to the garden and a door to the;

Utility

Useful utility room having further wall and base units, built in washer dryer, cupboard housing the central heating boiler, radiator and a door leading to the side elevation;

First Floor

Landing

Having stairs rising from the ground floor, airing cupboard, built in storage cupboard. and doors off to bedrooms and bathroom;

Bedroom Two

11' 11" x 10' 8" (3.63m x 3.25m)

Having a double glazed window to the front elevation, radiator and door leading to:

Ensuite

Double glazed window to the front elevation, wash hand basin, shower cubicle with shower, WC and a radiator.

Bathroom

Modern bathroom suite having an obscure double glazed window to the side elevation, WC, wash hand basin, bath and radiator.

Bedroom Three

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

Having double glazed window to the rear elevation and radiator;

Bedroom Four

9' 6" x 8' 3" (2.90m x 2.51m)

Having double glazed window to the rear elevation and radiator

Second Floor

Landing

Having double glazed window to the side

elevation and door leading to master bedroom;

Bedroom One

13' 11" x 11' 4" (4.24m x 3.45m)

Spacious master bedroom having double glazed window to the rear elevation having a seat below with built in storage, skylight window to the front, built in wardrobe, radiator and door through to;

En Suite

Having a skylight window to the rear, wash hand basin, shower cubicle with shower, WC and radiator;

Outside

Front

Having driveway to the side of the property with parking, small laid to lawn area and a pathway to the front door.

Rear Garden

Rear garden mainly laid to lawn with a patio area ideal for outdoor dining and entertaining, timber fence to the boundary and a courtesy door to the garage.

Garage

Up and over door with power and light:

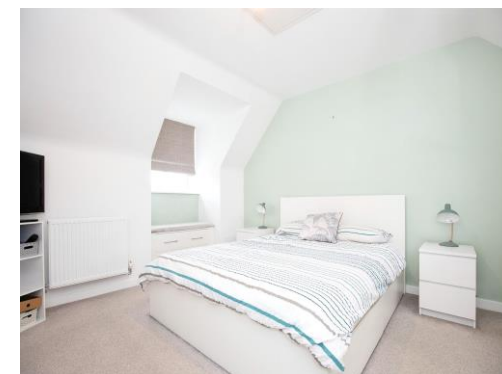
Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

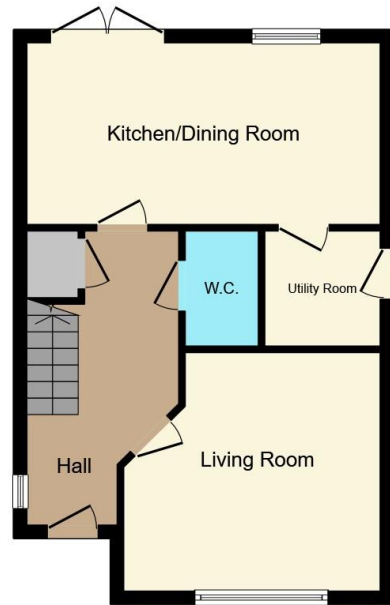
Viewings

Strictly by prior appointment via the selling agent.

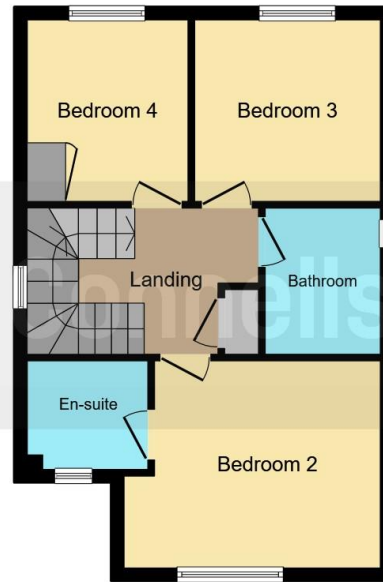




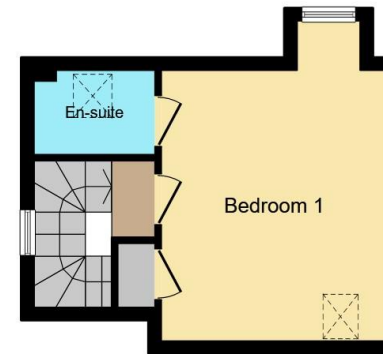




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBE102746



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