



Connells

Canberra Close
Wellesbourne Warwick

Canberra Close Wellesbourne Warwick CV35 9TR

for sale offers over
£550,000



Property Description

Connells are delighted to present this spacious **FOUR-BEDROOM DETACHED** family home, situated in the highly sought-after village of Wellesbourne. Ideally positioned between Warwick, Stratford-upon-Avon and Royal Leamington Spa, the village offers excellent commuter links, local amenities, and a welcoming community feel.

This property provides generous living accommodation throughout, including a kitchen, utility room, **CLOAKROOM**, lounge, dining room, and a separate study. Upstairs features **FOUR** well-proportioned bedrooms, with the main bedroom benefiting from an **EN SUITE**, along with a family bathroom.

Outside, the property enjoys a **DOUBLE GARAGE** and an enclosed, private rear garden, perfect for families and entertaining.

CONTACT US NOW TO BOOK 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 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 Hallway

Having door to the front elevation, radiator, large storage cupboard, stairs up to the first floor accommodation, Amtico flooring and doors to cloakroom, lounge, dining room and kitchen.

Lounge

Having window to the front elevation, patio doors to the rear elevation, gas fire (untested) with brick built surround and door into the study.

Dining Room

Having window to the rear elevation, Amtico flooring and radiator.

Study

Having window to the rear elevation and radiator.

Cloakroom

Having vanity unit with fitted Wash hand basin and WC, extractor fan and radiator.

Kitchen

Having fitted wall and base units with complimentary work surfaces over, incorporating a sink and drainer unit. Freestanding oven and electric hob with cooker hood over, radiator, spotlights, space for fridge/freezer. Windows to the rear and side elevation and door into the :

Utility Room

Having fitted wall and base units, space and plumbing for washing machine and tumble dryer, inset sink and drainer unit, radiator and door to the side elevation.

First Floor

Landing

Having loft hatch, and doors to all bedrooms and bathroom.

Bedroom One

Having windows to the rear and side elevation, two double built in wardrobes and radiator.

En-Suite

Having window to the rear elevation, vanity unit with fitted wash hand basin and WC, walk in shower unit and radiator.

Bedroom Two

Having window to the front elevation and radiator.

Bedroom Three

Having window to the front elevation, built in wardrobes and radiator.

Bedroom Four

Having window to the front elevation, radiator, airing cupboard and built in cupboard.

Bathroom

Having window to the rear elevation, bath with mixer taps and shower over, vanity unit with fitted wash hand basin and WC and radiator.

Outside

Front

The property benefits from a generous driveway providing parking for multiple vehicles, a small front garden laid to lawn, and convenient access to the double garage.

Double Garage

Having an up and over door to the front, power and light and a door to the rear elevation out to the side pathway.

Rear Garden

The property enjoys a mature, private rear garden featuring a variety of trees, well-stocked borders, a paved patio area, and a side pathway providing access to the front.

Council Tax

Local Authority: Stratford District Council
Band 'F'

Viewings

Strictly by prior appointment via the selling agent.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

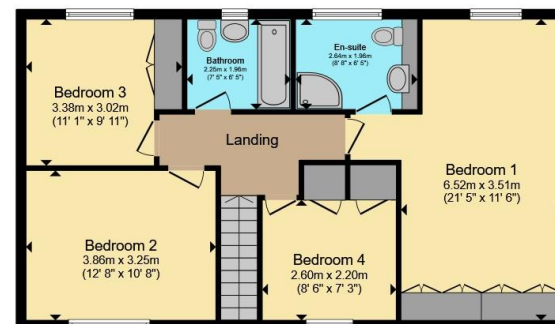








Ground Floor



First Floor

Total floor area 190.3 m² (2,049 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

Connells

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WBE102875



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.

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