



Connells

Dovehouse Drive
Wellesbourne Warwick

Dovehouse Drive Wellesbourne Warwick CV35 9NW

for sale
£400,000



Property Description

Well-presented three-bedroom detached bungalow situated in the highly sought-after village of Wellesbourne, offering spacious and versatile accommodation including a generous lounge, dining room, fitted kitchen and family bathroom. Occupying a substantial private plot, the property benefits from a beautifully landscaped enclosed rear garden, ample driveway parking and a detached garage, making it an ideal home for a range of buyers.

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

Welcoming entrance hall accessed from the front elevation, offering two useful storage cupboards — one housing the warm air heating system — and internal doors leading to Lounge, kitchen, bedrooms, bathroom and WC.

Lounge

Generous L-shaped living space featuring a bay window to the front and feature fireplace with electric fire, patio doors out to the rear garden and door into :

Kitchen

Well-appointed kitchen featuring a range of fitted wall and base units with complementary work surfaces and an inset double sink. Wall mounted double oven, gas hob and extractor above, along with plumbing for washing machine, and space for fridge freezer. A door leads directly into the side porch/utility area.

Side Porch

A useful side porch, having access from the driveway, doors into the garage, garden and kitchen.

Bedroom One

Well-proportioned bedroom featuring a double-glazed window to the rear elevation, wall mounted sink and fitted wardrobes.

Bedroom Two

Additional bedroom featuring a double-glazed window to the front elevation

Bedroom Three

Featuring a double-glazed window to the front elevation.

Showeroom

Suite comprising a walk-in shower cubicle and wash hand basin. The room includes, useful airing cupboard and an obscure double-glazed window to the rear elevation for privacy and natural light.

Seperate Wc

Having WV and window to the rear elevation

Outside Front

An expansive gravelled driveway offers generous off-road parking, complemented by side access to the rear garden and a welcoming pathway guiding you to the front door, creating an impressive first impression.

Rear Garden

An impressive private rear garden offering a wonderful degree of privacy, with inviting paved patio areas, established mature trees,

and colourful planted borders, perfect for entertaining or relaxing outdoors.

Garage

Having power, light and eclectic roller shutter doors to the front elevation.

Carport

Having direct access from the front driveway.

Garden

Generous private garden featuring a paved patio area, well-kept lawn, side gate access and a door leading directly into the garage.

Council Tax

Local Authority: Stratford District Council

Band 'D'

Viewings

Strictly by prior appointment via the selling agent.

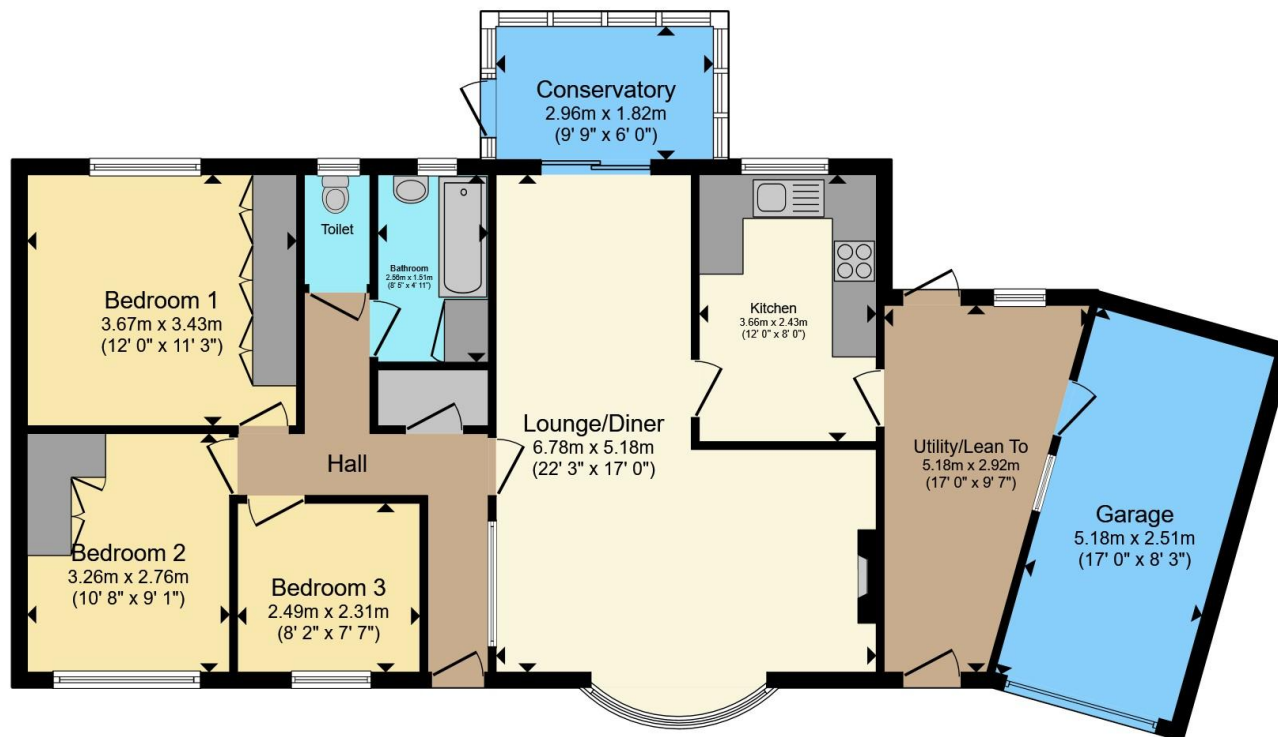
Buyer Aml Fee

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 these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 110.1 m² (1,186 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: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104264



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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