



# FOR STARTERS



OFFERS OVER  
£350,000

## MAIN COURSE

Offered to the market with no onward chain, this superb three-bedroom detached home presents a fantastic opportunity for buyers seeking a spacious and well-maintained family property in the ever-popular village of Wellesbourne.

Situated on the desirable Daniell Road, the property enjoys a convenient position within easy reach of the village's excellent amenities, including local shops, supermarkets, cafés, pubs, medical facilities and highly regarded schools. Wellesbourne also provides excellent transport links to Stratford-upon-Avon, Warwick, Leamington Spa and the M40, making it an ideal location for both families and commuters.

Stepping inside, you are welcomed by a bright entrance hall which immediately gives a sense of the space on offer. To the right is a useful downstairs WC, while to the left you will find a superb full-width living room. This inviting space centres around an attractive fireplace and benefits from a sliding patio door opening directly onto the rear garden, allowing plenty of natural light to flood in while providing lovely views of the outdoor space.

On the opposite side of the hallway is undoubtedly one of the standout features of the home - an open-plan kitchen dining room. Originally two separate rooms, the dividing wall has been removed to create a fantastic entertaining and family space, perfect for modern living. The kitchen itself is fitted with a range of contemporary wall and base units, offering excellent storage and preparation space, while the dining area comfortably accommodates a family-sized table. Leading from the kitchen is a practical utility area, providing additional storage and appliance space, together with a separate door offering convenient access to the side of the property.



Upstairs, the accommodation continues to impress. The principal bedroom is a particularly generous room, enhanced by extensive built-in wardrobes and complemented by a modern en-suite shower room. The second bedroom is a comfortable double bedroom with useful storage above the bulkhead, while the third bedroom is a well-proportioned single room that would work equally well as a nursery, home office or guest room. Both bedrooms are served by an immaculate and contemporary shower room.

Outside, the rear garden is a wonderful size and has been designed with ease of maintenance in mind. Enclosed by attractive walling, the garden offers a combination of patio and lawn, providing the perfect setting for outdoor dining, entertaining or simply relaxing. A door from the garden leads directly into the single garage, while the driveway is conveniently positioned opposite, providing off-road parking.

This is a fantastic home in a sought-after village location, offering spacious accommodation, modern open-plan living and the added advantage of no onward chain. Early viewing is highly recommended to fully appreciate everything this property has to offer.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - TBC



North Facing



Mains Gas, Electric,  
Water, Drainage

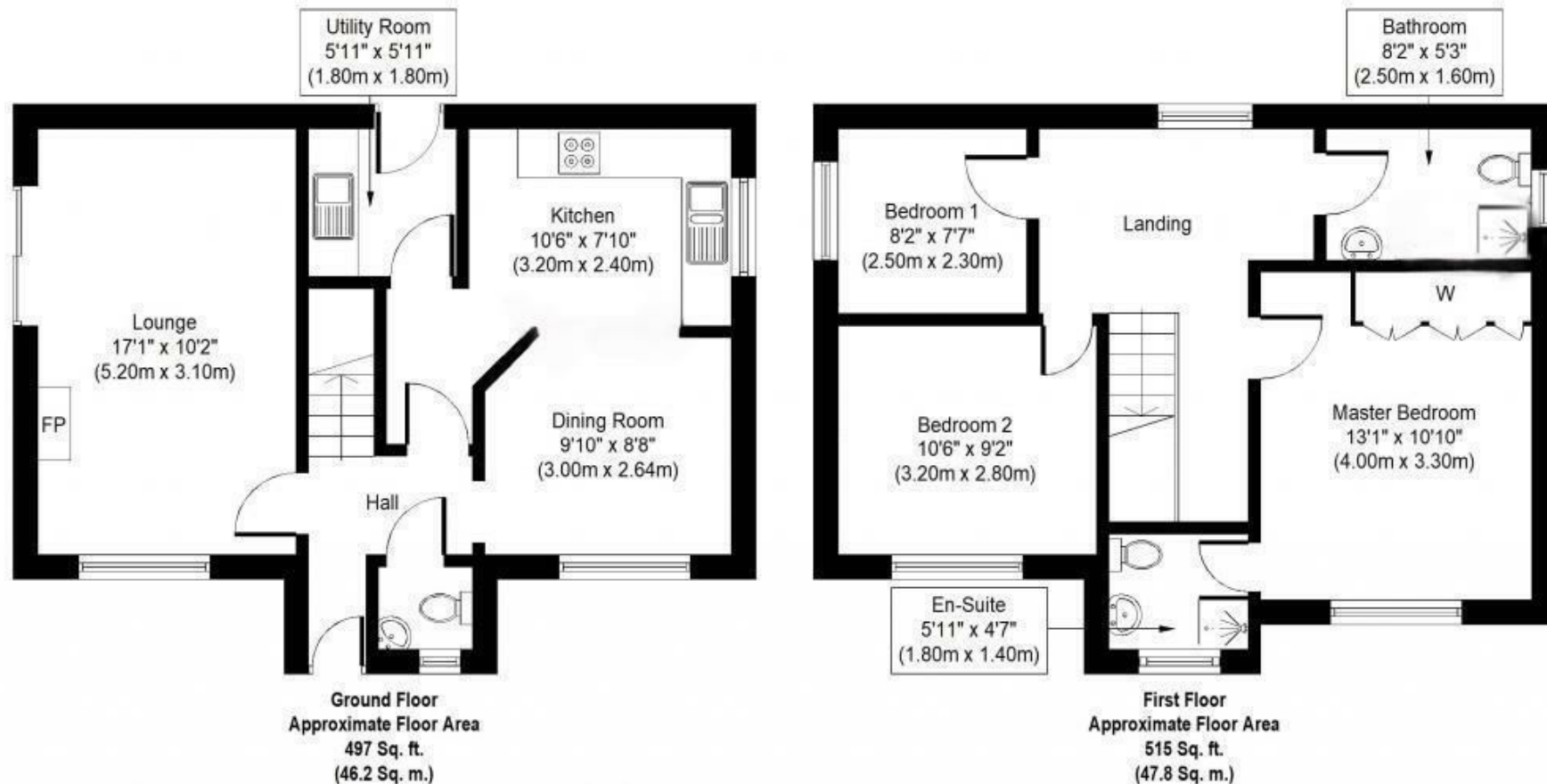


Gas Central Heating



Wellesbourne School  
Kineton School

WHY NOT TAKE  
A LOOK INSIDE?  
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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