



FOR STARTERS



GUIDE PRICE
£450,000

MAIN COURSE

Situated on a popular cul-de-sac in the heart of Wellesbourne, this fantastic detached family home offers an impressive amount of space throughout, with a really versatile layout that can adapt to suit a growing family, those looking to upsize, or anyone simply wanting more room to spread out. With local amenities close by, a good-sized west-facing garden and several different reception areas, this is a home that offers far more than you might initially expect.

To the front, the property is approached via a generous driveway providing parking for three vehicles side by side, with gated side access leading through to the rear garden.

Step inside through the entrance, where there is a useful downstairs WC to the left. From here, the property immediately opens up, with a surprisingly spacious area that the current owners have cleverly arranged as an additional snug or living space. This area is open to the staircase and flows naturally through towards the kitchen, creating a lovely sociable part of the house.

The modern kitchen is fitted with a range of high-gloss white wall and base units, providing plenty of storage and preparation space, with a large window positioned above the sink overlooking the garden. The kitchen also benefits from direct access into a particularly useful utility room, which provides further storage and workspace as well as a door leading directly out to the side of the property.

Also on the ground floor, positioned to the left of the staircase, is a wonderfully versatile additional room with its own modern ensuite bathroom. This could make an excellent study for those working from home, a guest bedroom, occasional bedroom for an older child, hobby room or simply another reception space. The flexibility of this room is one of the real highlights of the property and allows the layout to be adapted depending on your needs.

To the rear of the house is the main living room, a lovely relaxing space centred around a log burner, creating a cosy focal point to the room. From here, bifold



doors open into a good-sized sun room, which the current owners are currently using as an additional study and dining area. This is another fantastic space with plenty of possibilities and could easily be used as a playroom, second sitting room, home office, dining room or somewhere to enjoy the garden throughout the year. Further doors lead directly out into the rear garden.

Upstairs, the property continues to impress with three genuinely good-sized double bedrooms, which is a particularly useful feature and something not always found in family homes of this type. The main bedroom offers plenty of space for a good range of furniture, while the two further bedrooms are also comfortably sized doubles. The family bathroom is equally generous, with a separate walk-in shower and a bath, making it practical for everyday family life and giving you the choice of a quick shower or a relaxing bath.

Outside, the rear garden is a lovely size and offers a good balance of patio and lawn, providing plenty of space for outdoor seating, entertaining and children to play. There is also a large shed for useful storage, while the side access makes bringing bikes, garden equipment or other items through from the driveway particularly convenient. The west-facing aspect is another real benefit, allowing you to enjoy the garden and evening sunshine.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - C



West Facing



Mains Gas, Electric,
Water, Drainage



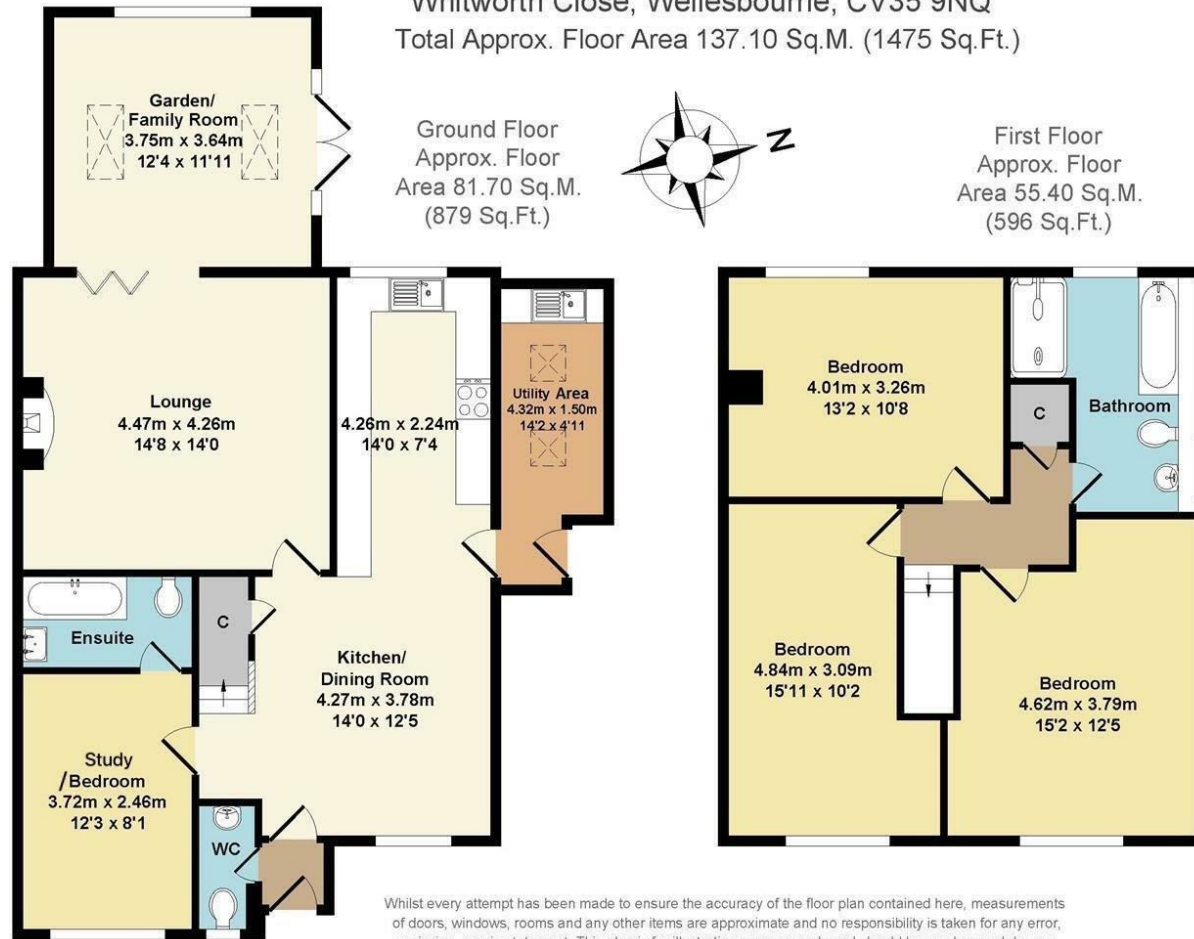
Gas Central Heating



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Nursery & Primary
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Whitworth Close, Wellesbourne, CV35 9NQ
Total Approx. Floor Area 137.10 Sq.M. (1475 Sq.Ft.)



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