

Connells

Wellesbourne Road
Barford Warwick

Wellesbourne Road
Barford Warwick CV35 8DS

for sale
£339,995







Property Description

This beautifully presented home has been thoughtfully improved and reconfigured by the current owners to create a stylish and contemporary living space, ideally suited to modern family life.

The accommodation briefly comprises a welcoming entrance hallway leading to an impressive lounge featuring a bespoke media wall and French doors opening onto the rear garden. The heart of the home is the modern fitted kitchen, complete with quartz work surfaces and a range of integrated appliances including an oven, induction hob, extractor fan, fridge/freezer and dishwasher. A useful utility room provides additional storage and practicality.

To the first floor, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a beautifully appointed contemporary family bathroom.

Externally, the property enjoys well-maintained front and rear gardens, a garage and allocated parking space, providing ample off-road parking and storage.

Situated within a popular and highly sought-after residential location, this superb home offers convenient access to local amenities, schooling and transport links.

Entrance Hall

Wood style flooring.

Lounge

Patio doors to rear, wood style flooring, built in Media wall storage, understairs cupboard.

Kitchen

Fitted with a range of wall and base units with Quartz surface over, sink and drainer, tiling to splashback, electric oven, hob and extractor fan. Dishwasher, fridge freezer, boiling water tap, tiled flooring, boiler. Window to front elevation.

Utility Room

Previously used as a downstairs cloakroom and can be easily turned back.

Currently used as a utility room; washer dryer, vent and wood style flooring.

Landing

Attic - part boarded.

Cupboard housing water tank.

Bedroom One

Window to front, wardrobes and carpeted flooring.

Bedroom Two

Window to rear and carpeted flooring.

Bedroom Three

Window to rear and carpeted flooring.

Bathroom

Bath with shower over, WC, vanity wash hand basin and window to front.

Front Garden

Mature shrubbery and plants, side access.

Rear Garden

Mainly laid to lawn with mature plants and shrubs, paved patio, shed, access to communal parking and garage to rear.

Garage

Up and over door with parking to rear.

Buyers Aml Fee

Please note that the AML fee covers 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.







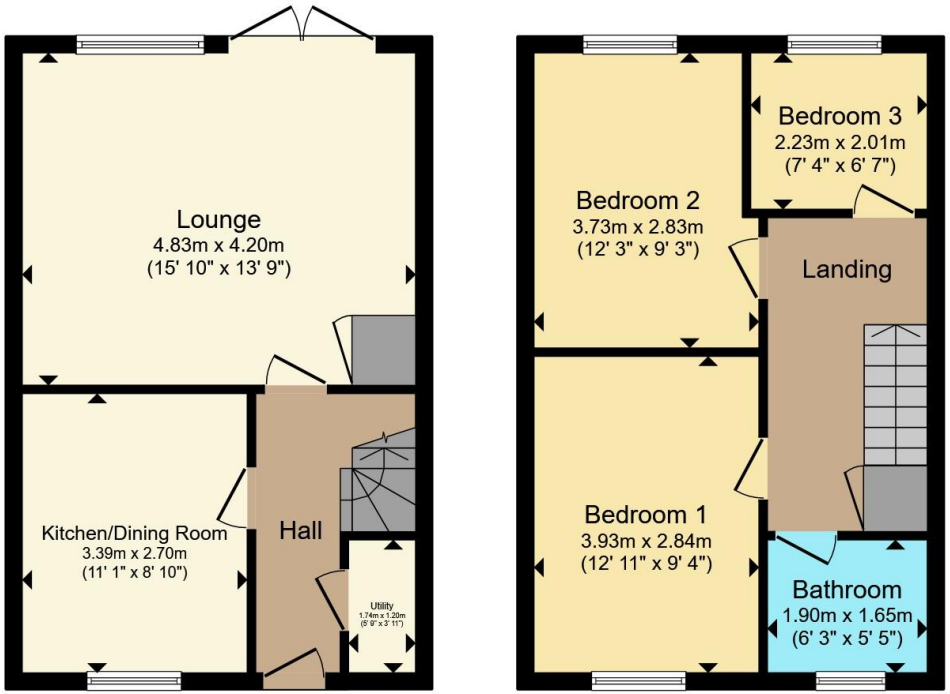












Ground Floor **First Floor**

Total floor area 77.7 m² (836 sq.ft.) approx

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Connells

To view this property please contact Connells on

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14 High Street
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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