

237 Dovehouse Drive, Wellesbourne, Warwick, Warwickshire, CV35 9NW

- Detached bungalow
- Generous plot
- Dovehouse residential area
- Living - dining room allowing a lot of natural light
- Kitchen
- Spacious shower room
- Single garage and driveway
- Beautiful rear garden enclosed by tall hedging
- No chain

3 1 1

£340,000

ACCOMMODATION
Entry through the front door into the entrance hallway with two useful storage cupboards, one housing the boiler for gas ducted warm air heating. Access to the loft space with light. The kitchen is fitted with a range of Chestnut fronted wall and base units, having inset sink, cooker, space for fridge freezer and space for washing machine or dishwasher, windows to the side aspect and door to the side. The L-shaped living room with feature fireplace, offers triple aspect including a lovely bow window, allowing for plenty of natural light. Serving hatch to the kitchen. The spacious fully tiled shower room has a white suite and offers wc, wash hand basin with vanity unit and illuminated mirror above, large shower cubicle, two obscured windows and airing cupboard housing hot water tank. The primary bedroom offers built in wardrobe and window to the rear overlooking the rear garden. Bedroom two has patio doors leading to the conservatory. Bedroom three has window to the side aspect.

OUTSIDE
The delightful rear garden is a particular feature of the property having been lovingly maintained by the current owners and it provides a wonderful space featuring an attractive paved patio area, alongside a generous lawned garden. Well established planting, tall hedge boundaries and a beautiful mature Oak tree providing shade create a lovely sense of privacy and seclusion, making this a perfect setting to unwind and enjoy the garden throughout the seasons. Outside tap and a side gate provides access to the front of the property which has gravelled area to the front. Additional good sized side garden area to create additional parking area or garden office subject to the necessary consents.

PARKING
Up and over door to the front of the garage and personnel door to the side. The garage has power and plumbing for a washing machine with space for dryer and freezer. To the front of the garage a large car port and driveway for multiple cars.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. Warm air heating. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 72% Vodafone (Checked on Ofcom Oct26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

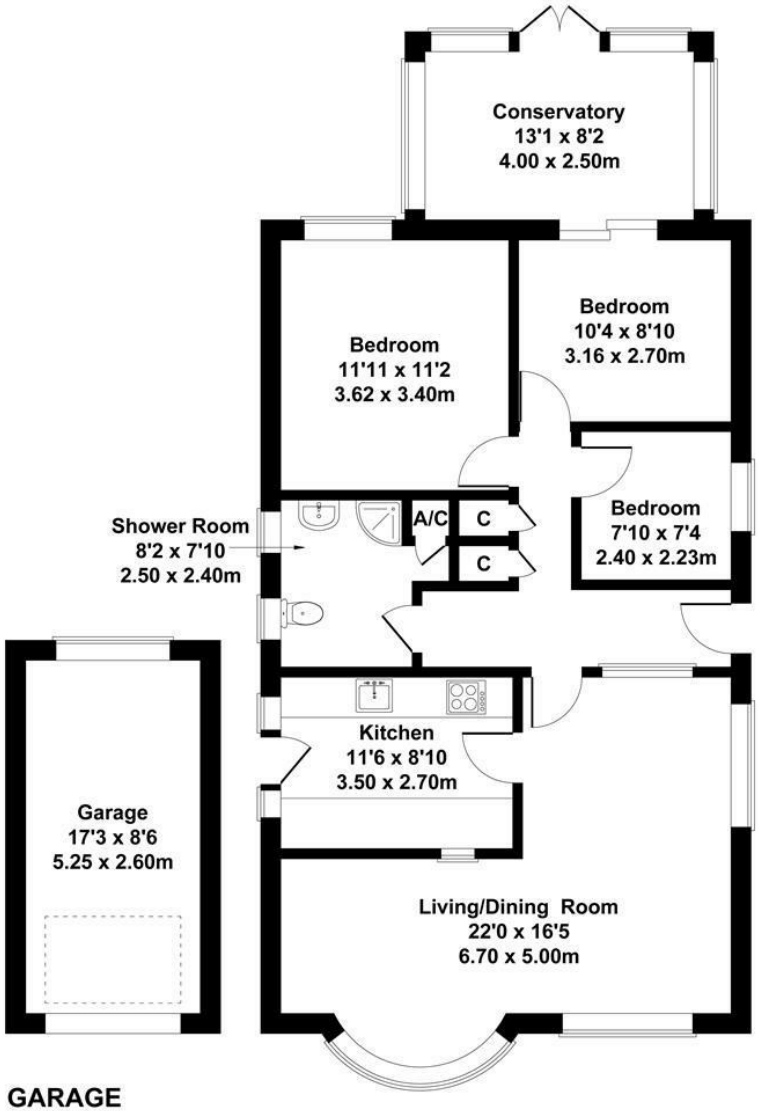
VIEWING: By Prior Appointment with the selling agent.

WELLESBOURNE
is a popular and well established village in Warwickshire, ideally situated between Stratford upon Avon and Warwick. Combining a charming village atmosphere with a good range of local amenities, from a variety of shops, cafes, public houses, restaurants and everyday services, together with a primary school and nursery. Wellesbourne is also well known for its historic airfield and popular market, which contribute to the village's distinctive character and community spirit. The surrounding Warwickshire countryside provides a wealth of opportunities for walking, cycling and outdoor pursuits, while the nearby towns of Stratford-upon-Avon, Warwick and Leamington Spa offer an extensive range of shopping, leisure and cultural attractions. Road links provide access to the wider region, including the M40 motorway, making Wellesbourne a convenient base for commuters. With its blend of village charm, practical amenities and attractive rural surroundings, Wellesbourne remains a desirable location for a wide range of purchasers.









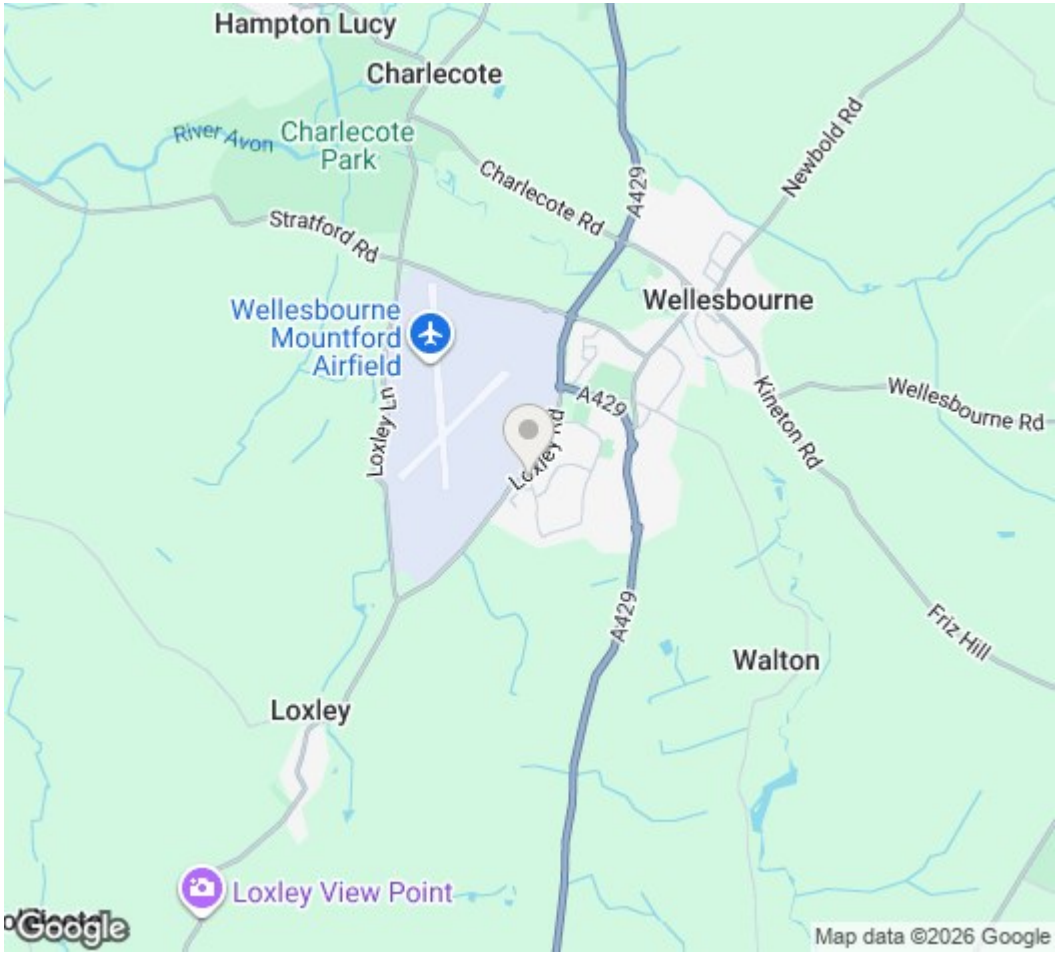
GARAGE

Approximate Gross Internal Area = 103 sq m / 1109 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.







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