

4 Home Furlong, Wellesbourne, Warwick, CV35 9TW

- Detached residence
- Living Room
- Kitchen - Dining Room
- Downstairs cloakroom
- Three bedrooms
- Family bathroom
- Garage and off road parking
- Generous rear garden
- Cul de sac setting in the Dovehouse area

3 2 2

Asking Price £375,000

GROUND FLOOR
Entrance Hallway - Accessed via the front entrance door, the welcoming entrance hallway features stairs rising to the first floor and a wall mounted radiator. The cloakroom is fitted with a wc and wash hand basin, together with a wall mounted radiator and an obscure window to the front elevation. Door into the living room, a well proportioned reception room featuring a bay window to the front elevation, wall mounted radiator and an attractive feature electric fireplace with decorative surround. The kitchen/dining room is a particularly light and versatile space, with two windows overlooking the rear garden, including a large window which floods the dining area with natural light. A door provides direct access to the garden. The kitchen is fitted with a range of wall and base mounted units, incorporating a sink and drainer, cooker, electric hob and extractor. An understairs storage-pantry cupboard provides useful additional storage, while there is space for a washing machine, under counter fridge and under counter freezer.

FIRST FLOOR
The first floor landing features an obscure window to the side elevation, an airing cupboard housing the hot water cylinder and access to the loft space. The principal bedroom features a window overlooking the front elevation and a wall mounted radiator. Bedroom two is a further double bedroom with a window overlooking the rear elevation and wall mounted radiator. Bedroom three benefits from a window to the front elevation and wall mounted radiator. The family bathroom is fitted with a panelled bath with shower over, wc and wash hand basin with vanity storage. Additional features include an extractor fan, wall mounted radiator and obscure window to the rear elevation.

OUTSIDE
The rear garden provides a pleasant and established outdoor space, thoughtfully arranged with several patio areas offering excellent opportunities for outdoor dining and entertaining. The garden is predominantly laid to lawn and is complemented by a mature selection of trees, shrubs and established planting. Further features include a greenhouse and a useful external lean to, currently utilised as a potting area. External wall mounted lighting while a pedestrian gate offers convenient access to the front of the property.

PARKING
To the front, the property is approached via a gravelled driveway providing ample off road parking for multiple vehicles, alongside a lawned garden area with a mature tree.
The single garage is fitted with an up and over door and benefits from power, lighting and an external tap. The garage also houses the wall mounted boiler and features a personnel door providing direct access into the rear garden.

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 gas, water, electricity and drainage are connected to the property. 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: Ultrafast available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 72% Vodafone (Checked Ofcom Sept26)

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

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

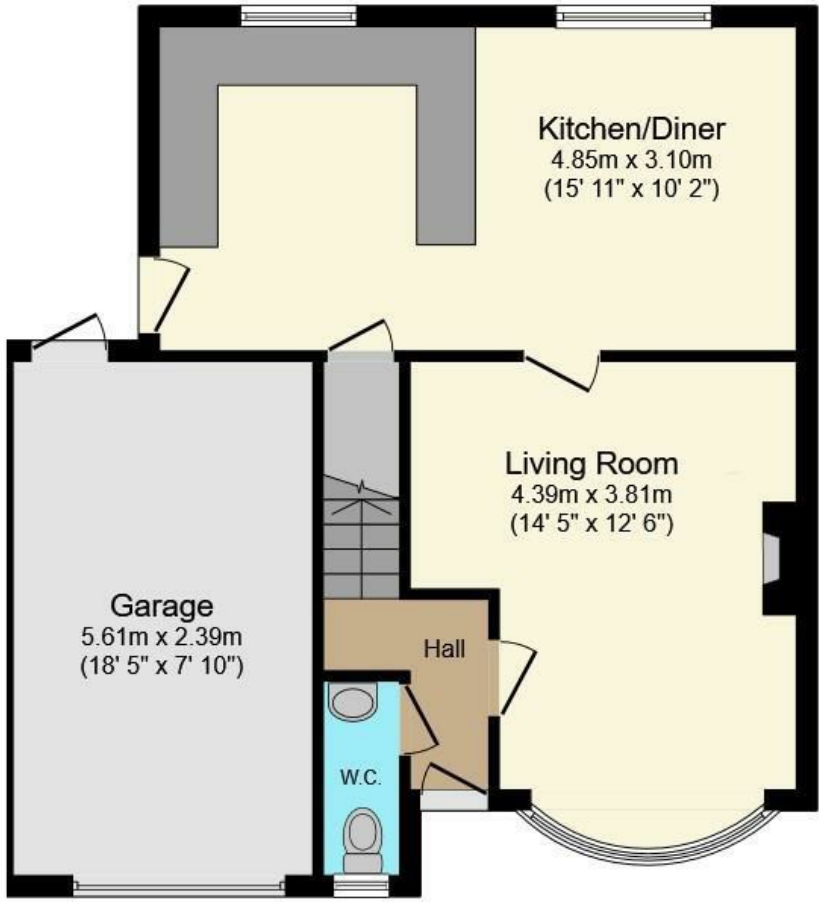
VIEWING: By Prior Appointment with the selling agent.



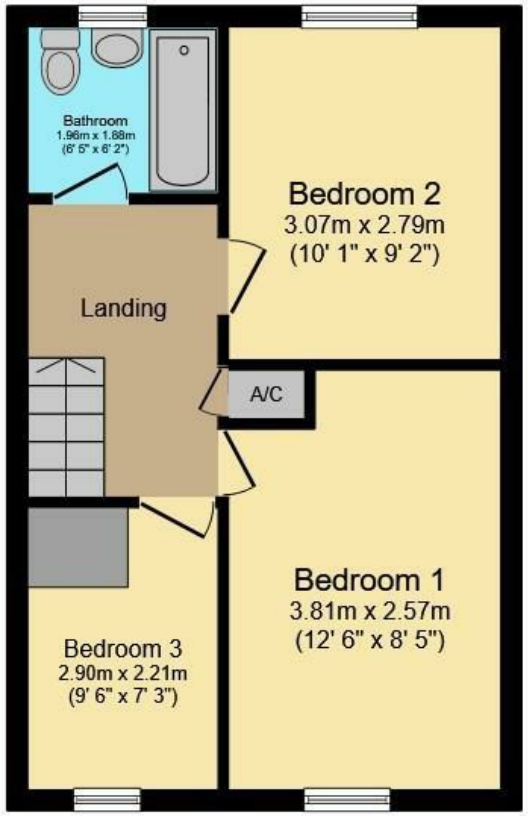




Wellesbourne, Warwick



Ground Floor



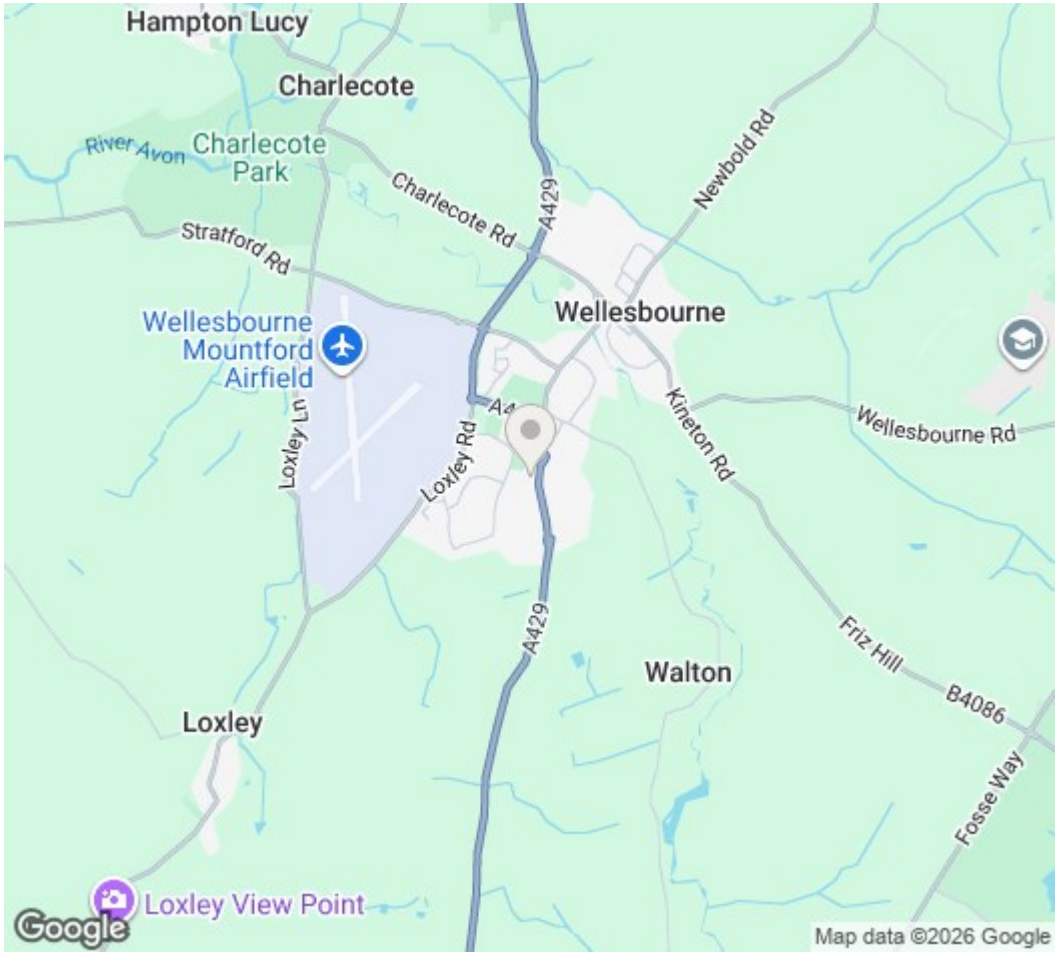
First Floor

Total floor area: 100.2 sq.m. (1,078 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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







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