

Peter Clarke

IN ASSOCIATION WITH

Winkworth



3 Copeland Avenue, Wellesbourne, Warwick, CV35 9LZ

- Well presented four bedroom detached family home
- Situated in the highly sought after village of Wellesbourne
- Open plan kitchen-dining room
- Spacious living room with excellent family living space and doors out onto rear garden
- Principal bedroom with en-suite shower room
- Three further well proportioned bedrooms
- Modern family bathroom and ground floor cloakroom
- Enclosed rear garden
- Single garage with tandem driveway parking



£475,000

### ACCOMMODATION

Entry through the front door into the entrance hallway which has stairs rising to the first floor, wall mounted radiator and under stairs storage cupboard. The spacious kitchen-diner has a range of wall and base units with worktop over, dual aspect windows to the front and rear, two doors into the hallway, door to the side of the garden, two wall mounted radiators, sink and drainer and wall mounted boiler. Integrated appliances include; fridge freezer oven and grill, induction hob with extractor over and washing machine. Plenty of space for dining furniture. The living room is dual aspect with window to the front and double doors opening onto the garden and two wall mounted radiators. The cloakroom has wc, wash hand basin, wall mounted radiator and obscured window to the rear. Stairs rising to the first floor landing, which has access to the loft. The primary bedroom offers wall mounted radiator, two built in wardrobes, window to the front aspect and door into ensuite. The ensuite has obscured window to the front, wc, wash hand basin, shower cubicle with rain head shower and shower attachment and extractor fan. Bedroom two has window to the front, wall mounted radiator and over the stairs cupboard. Bedroom three has window to the rear and wall mounted radiator. Bedroom four has window to the rear and wall mounted radiator. The family bathroom offers obscured window to the rear, bath tub, wash hand basin, wc, heated towel rail and extractor fan.

### OUTSIDE

The well maintained garden has an array of plants in the borders and a plum tree at the rear, outside tap, there are two patio areas with the remainder laid to lawn. Side gate for access to the driveway and personnel door into the garage. The garage has an up and over door to the front and power and light.

### GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

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

Listed: No | Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

**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.

**CHARGES:** We have been advised there is a charge of £260 per annum payable for the upkeep and maintenance of the green area's on the estate.

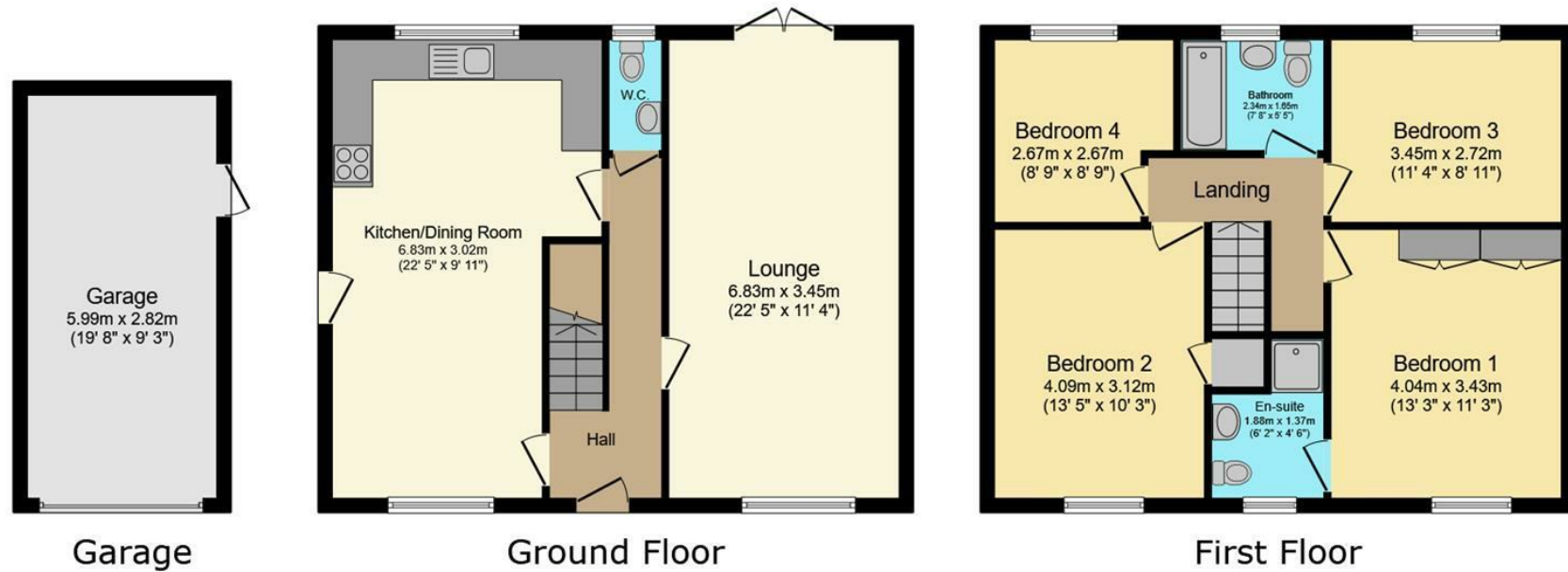
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

**VIEWING:** By Prior Appointment with the selling agent.

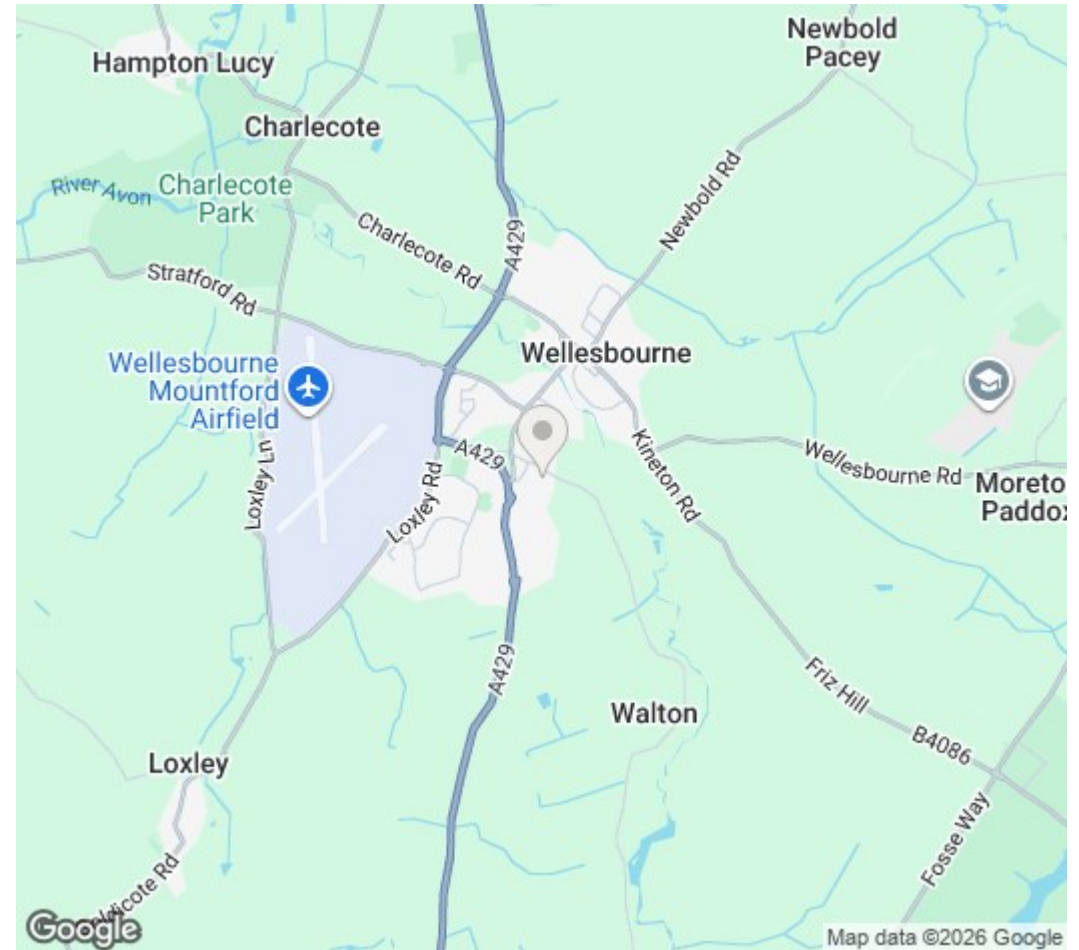


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Total floor area: 131.8 sq.m. (1,419 sq.ft.)

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](http://www.Propertybox.io)



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AN ASSOCIATE OF

Winkworth