



53 Hopkins Way, Wellesbourne, Warwick, CV35 9UE

- Four well-proportioned bedrooms including master with ensuite & fitted wardrobes.
- Modernised kitchen with Range cooker, integrated dishwasher & breakfast bar
- Spacious open-plan living & dining room with garden access
- Log burner — perfect for cosy evenings
- New flooring & carpets throughout
- Garage with utility space - Washer, dryer, sink.
- Driveway parking for multiple cars plus electric roller garage door
- Contemporary family shower room with rainfall shower and vanity unit.
- Enclosed south west facing rear garden not overlooked with patio, lawn & established trees
- Close to local amenities, schools & transport links



£435,000

This beautifully renovated detached family home is positioned close to shops, schools and commuter links — a perfect blend of style, convenience and comfort.

A welcoming hallway leads to a contemporary cloakroom and into the living room, featuring a charming log burner and large window overlooking the front. An open arch flows into the dining area, complete with French doors to the rear garden, excellent for entertaining and family living.

The modernised kitchen offers a Range cooker, integrated dishwasher, ample storage and a useful breakfast bar. A door provides easy access to the garden and a handy under-stairs cupboard adds extra storage.

Upstairs, the master bedroom benefits from two fitted double wardrobes and a sleek ensuite with rainfall shower. Three further bedrooms, one with a fitted double wardrobe, give flexible space for children, guests or a home office. The contemporary family shower room also features a luxury rainfall setup and vanity. Outside,

#### ACCOMMODATION

Entry through the front door into entrance hallway with wall mounted radiator and stairs rising to the first floor. Door into cloakroom fitted with wc, vanity basin, wall mounted radiator and obscured window to front aspect. The living room has window to the front, log burner with decorative surround. Archway leading through into the dining room which has wall mounted radiator and doors leading into the garden. The kitchen is fitted with a range of wall and base units with worktop over, integrated dishwasher, rangemaster cooker, space for fridge freezer, inset one and a half sink and drainer, window to rear aspect, under stairs cupboard, breakfast bar and door into the garden. The first floor landing has access to loft space and storage cupboard. The master bedroom offers two double built in storage cupboard, window to rear, wall mounted radiator and door into ensuite which comprises of wc, vanity basin, shower enclosure with rainfall shower and shower attachment, obscured window to side and wall mounted radiator. Bedroom two with window to front aspect, wall mounted radiator and built in desk. Bedroom three with wall mounted radiator, window to front aspect and bedroom four with window to rear, wall mounted radiator and offering built in cupboard. The main bathroom has wc, wash hand basin with vanity unit, walk in shower with rainfall shower and shower attachment. Obscured window to side, wall mounted radiator and extractor.

#### OUTSIDE

Driveway to the front of the property for multiple cars.

The garage has electric roller door to front and personnel door to the rear which is accessed from the garden. The rear of the garage the vendors have created a utility area with vanity basin, space for washing machine and tumble drier. Power and light. The rear garden is enclosed with timber boundary, patio and chipping area with the remainder laid to lawn. Established borders.

#### 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.

**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.

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

**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.

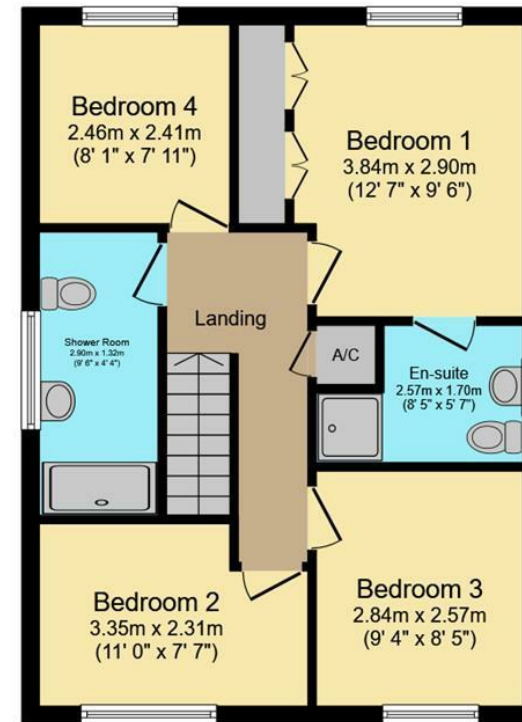


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**Ground Floor**

Floor area 61.4 sq.m. (661 sq.ft.)

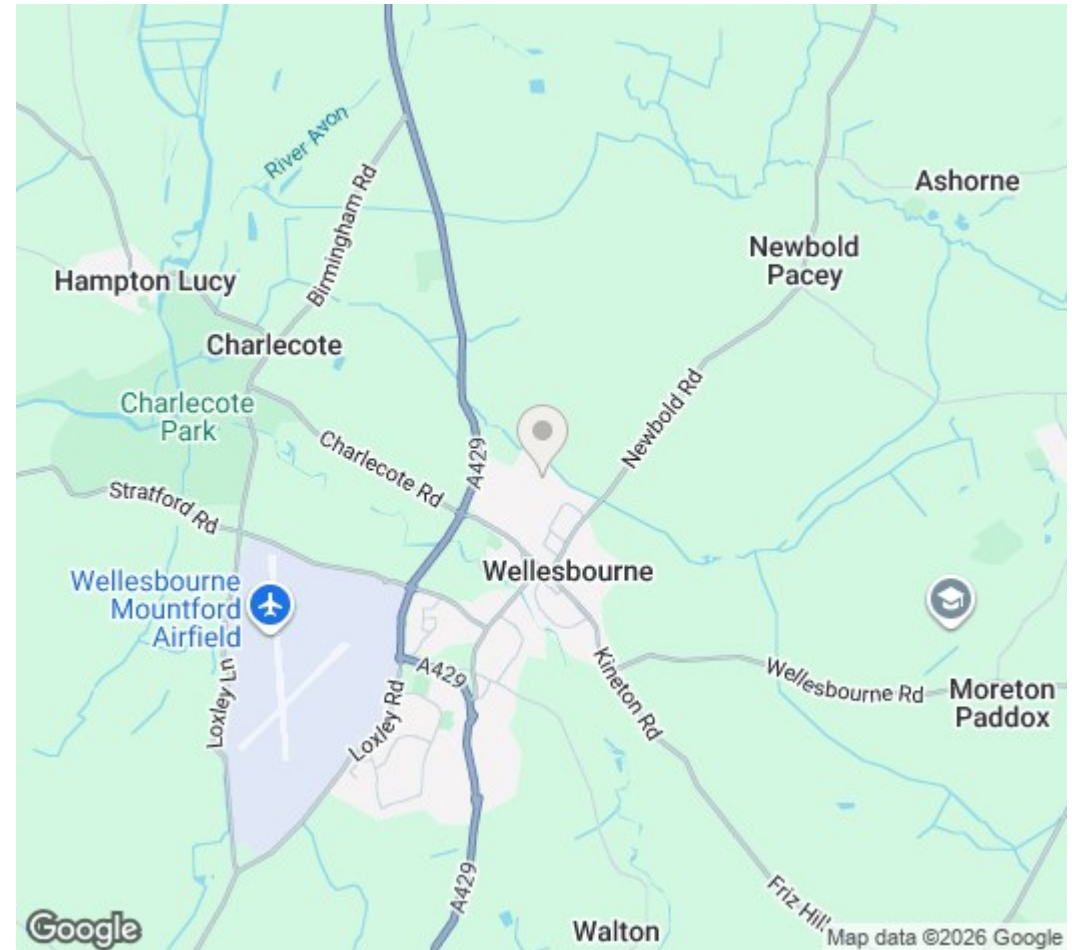


**First Floor**

Floor area 50.5 sq.m. (544 sq.ft.)

**Total floor area: 111.9 sq.m. (1,205 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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