32 Cozens Street, Wellesbourne, Warwick, CV35 9SU

- Detached home that is well appointed throughout
- Living room
- Downstairs cloakroom, ensuite to master bedroom and family bathroom
- Spacious kitchen-diner that opens out onto the well kept rear garden
- Utility room
- Three double bedrooms
- Enclosed rear garden
- Garage and driveway with electric car charging point
- EPC Rating B

3 2 1

£380,000

A beautifully presented three-bedroom detached home located in the highly desirable village of Wellesbourne which briefly consists of a living room, kitchen-diner, cloakroom, utility room, three generous bedrooms, family bathroom and ensuite. Outside features an enjoyable rear garden, along with a garage and a tandem driveway.

ACCOMMODATION
Entry through the front door to the entrance hall having wall mounted radiator, window to the side and under stairs storage cupboard. Door into living room with window to the front aspect and wall mounted radiator. From the hallway there is door into cloakroom fitted with wc, wash hand basin and wall mounted radiator. The kitchen-diner is fitted with a range of wall and base units with granite worktop over, inset sink and drainer with window overlooking rear garden. Induction hob with extractor over, integrated appliances to include fridge freezer and dishwasher. Space for dining room table, wall mounted radiator and double doors out to the rear garden. From the kitchen there is a door into the utility room which is fitted with a range of wall and base units and shelving, wall mounted boiler, space for washing machine and dryer. Door to the side aspect.
Stairs rising to the first floor landing from the hallway which has a window to the side aspect, door to storage cupboard and access to loft space. Bedroom one with fitted wardrobes, window to the front aspect and wall mounted radiator. The ensuite has shower cubicle with rainfall shower, wc and wash hand basin, heated towel rail and obscured window. Both bedroom two and three are positioned to the rear of the property with windows and wall mounted radiator, bedroom two offers fitted wardrobes. The family bathroom is fitted with a suite comprising of bath with shower over, wash hand basin and wc. Obscured window to the side, wall mounted radiator, spotlights and extractor.

OUTSIDE
The rear garden enclosed by timber boundary and mature borders, two patio areas and the remainder laid to lawn.

PARKING
Garage with up and over roller door to front, personnel door to side and power and light. Tandem driveway to the front of the garage and electric car charging point.

GENERAL INFORMATION
TENURE: The property is understood to be Leasehold. This should be checked by your solicitor before exchange of contracts. However, the vendors have advised that they will purchase the Freehold during the transaction.

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 E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. 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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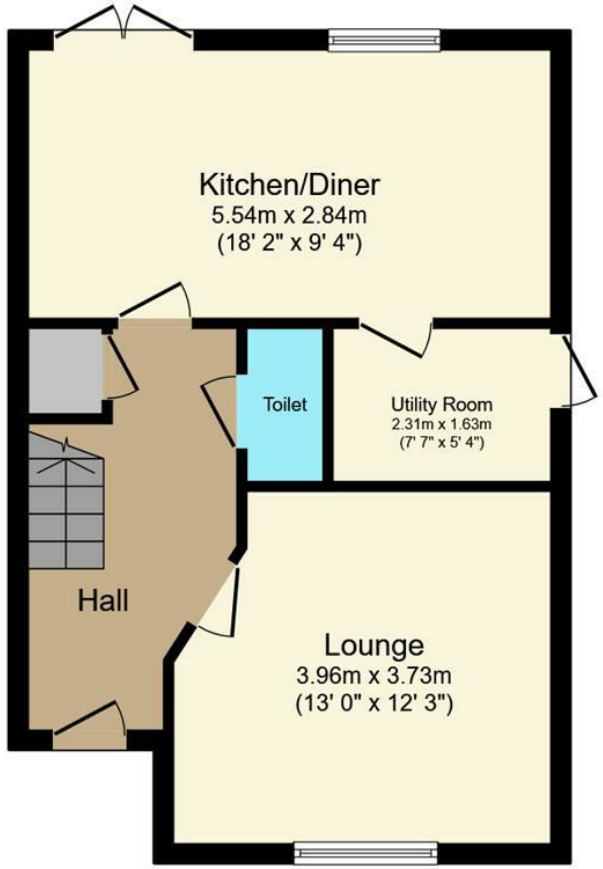
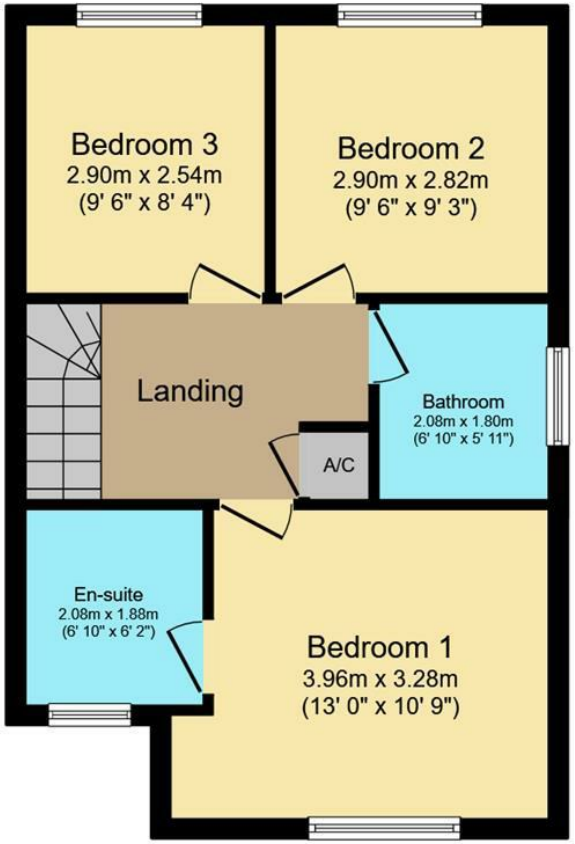



## Ground Floor

Floor area 44.7 sq.m. (481 sq.ft.)

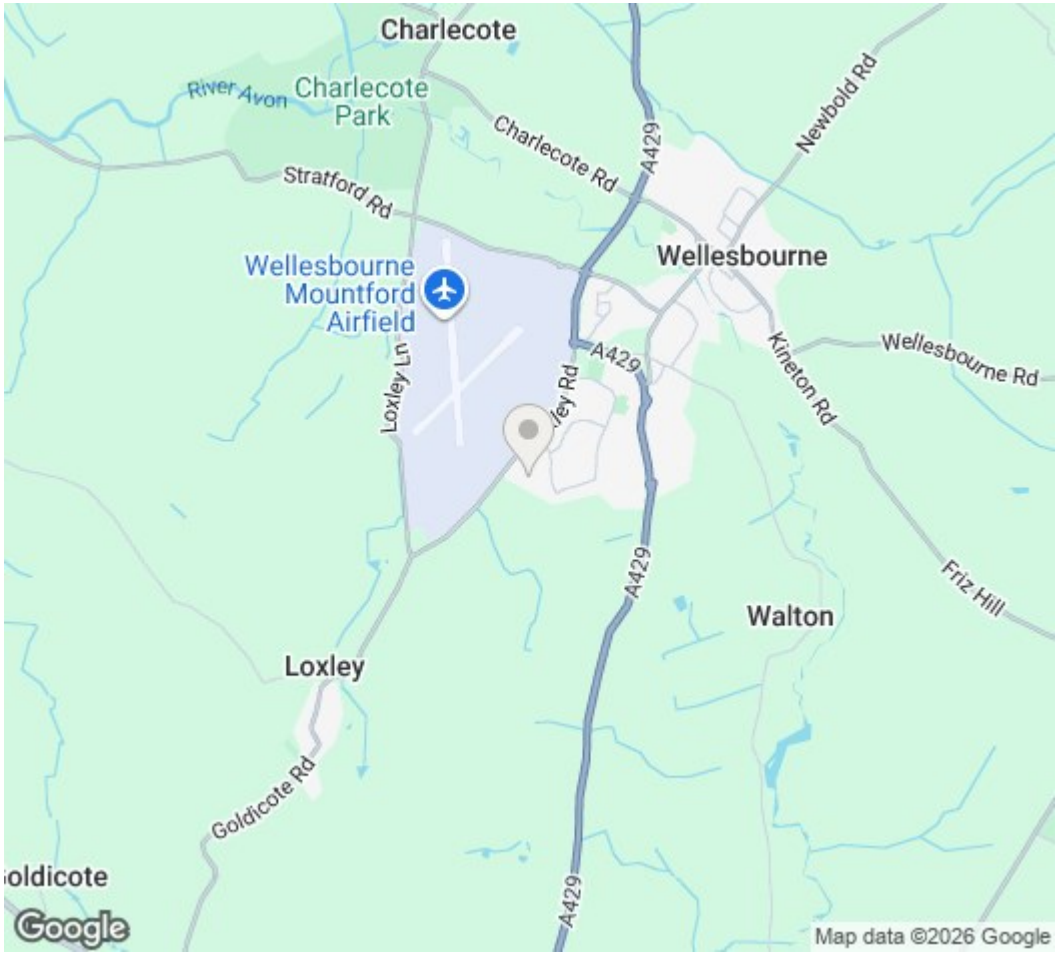



## First Floor

Floor area 44.7 sq.m. (481 sq.ft.)

Total floor area: 89.4 sq.m. (962 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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Winkworth