



29 Hastings Road

Warwick **CV35 9PP**

Offers Over £300,000

29 Hastings Road

Wellesbourne

A three-bedroom family home presented to an exceptional standard throughout. The current owner has owned the property for over ten years and has lovingly maintained and updated the accommodation within this time. The décor is modern with contemporary colours and a light and airy feel throughout.

The property enjoys a quiet spot nestled at the end of a quiet cul-de-sac with residential parking found at the front of the property. The entrance hall has an immediate welcome feel with a door leading to the useful downstairs cloakroom and the area under the stairs has been left open offering extra living space for maybe a desk. The kitchen allows space for appliances but also benefits from an integrated oven and gas hob. The ground floor is completed with an extended lounge / dining area and a storage room.

The first floor landing offers a storage cupboard which is ideal for all your towels and linen. This leads to three generous-sized bedrooms, all with neutral décor, family bathroom and loft access. There is a rear enclosed garden offering a lawned and patio area with rear gated access to the garage. Residents parking is found to the front and side of the property on a first come first served basis.

Sold with no onward chain we recommend calling our team to arrange your appointment.

LOCATION

Positioned within the popular large village of Wellesbourne, Hastings Road is situated within a residential area and is convenient for the village amenities. Combining the peace and tranquility of the countryside with the convenience of the town, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire. Bordered by beautiful open fields, including many sites run by the National Trust, this sought-after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30-mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond, whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands motorway network.

Within Wellesbourne, the community is well served by a refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include two public houses, two barbers, a library, two churches and the highly regarded Wellesbourne C of E Nursery & Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers and a post office. There are restaurants, a hotel and public houses combined with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

ENTRANCE PORCH

Accessed via a UPVC partly glazed door from the front elevation, the entrance porch features side elevation windows that allow natural light to enter. A further glazed internal door leads from the porch into the entrance hall.

ENTRANCE HALL

Having a radiator, stairs leading to the first floor landing, understairs storage and access to the kitchen and cloakroom.

CLOAKROOM

1.85m x 0.78m (6'0" x 2'6")

Having a low-level WC and a wash hand basin set within a vanity unit, an obscure double-glazed window to the front elevation which provides natural light while maintaining privacy.

KITCHEN

4.81m x 2.62m (15'9" x 8'7")

Fitted with matching white gloss wall and base units, complemented by stylish work surfaces, this well-appointed kitchen features an inset sink and drainer unit with mixer tap positioned beneath a double-glazed window to the front elevation. Additional highlights include a wall-mounted central heating boiler, integrated electric oven with gas hob and extractor hood, tiled splashbacks and a useful storage cupboard. There is space and plumbing for both a washing machine and dishwasher, as well as room for a fridge freezer. A radiator provides warmth and double partly obscure glazed doors lead through to;

EXTENDED LOUNGE / DINER

6.00m x 4.38m (19'8" x 14'4")

A great space for hosting a family gathering which is bright and versatile. This room features a radiator for comfort, an obscure double-glazed window to the side elevation and sliding doors to the rear elevation that open directly into the garden.

STORAGE ROOM

3.40m x 1.17m (11'1" x 3'10")

Great for storage which has direct access to the garden via an external door.

FIRST FLOOR LANDING

Having access to the loft via loft ladder, storage cupboard and doors to bedrooms and bathroom:

MASTER BEDROOM

3.80m x 3.13m (12'5" x 10'3")

Having a radiator, fitted wardrobes, space for bedroom furniture and a double glazed window to front elevation:

Features

Three Generous Bedrooms

Rural Village with Great Access to Warwick, and Royal Leamington Spa

Very Well Presented & Extended

Garage

Quiet Location

No Onward Chain

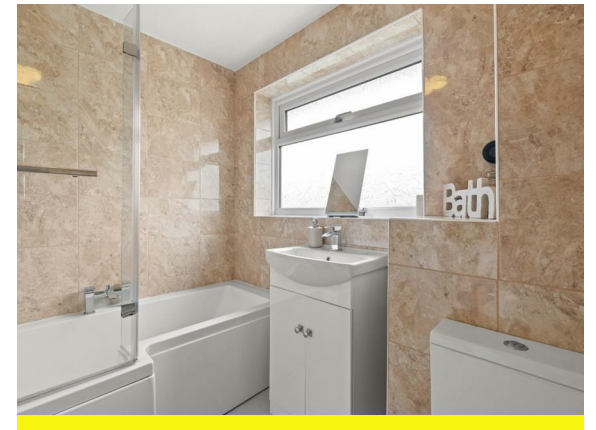
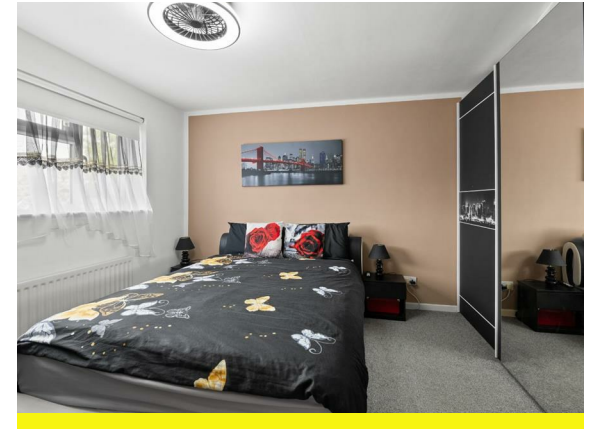
Front Garden

Gas Central Heating

Low Maintenance Garden

Spacious Accommodation





Floorplan

Internal Living Area 999sq ft / 92.84m²



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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Stratford-Upon-Avon



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	79
	EU Directive 2002/91/EC	

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