



30 Pembroke Gardens

Warwick **CV35 9PX**

Guide Price £350,000

30 Pembroke Gardens

Wellesbourne

This well presented and extended three bedroom link-detached family home is located at the end of quiet cul de sac in this highly regarded residential area on the fringe of the town of Wellesbourne. Benefitting with being positioned in a quiet location yet it is within easy reach of local amenities and the local bus network. Upon arrival the property is set back from the road behind its mature front garden with driveway and access to the single garage. The entrance hallway gives access to the ground floor WC, and in turn gives way to a sizable living room with wood burning stove, an open plan family reception kitchen and summer room and access to the private garden. The first floor offers two good sized double bedrooms, a third single bedroom and a well presented family bathroom. Externally the fully enclosed garden with mature planted borders, paved patio and lawns allows side access and entrance to the garage.

LOCATION

Pembroke Gardens is a quiet cul de sac located within this highly regarded residential development less than 2 miles from the town centre of Wellesbourne. Close by there is a Sainsburys supermarket and further amenities can be found within the town centre itself including shops, public houses and highly regarded local schooling. There is easy access to the major road networks and regular bus routes giving access to Warwick, Leamington Spa and Stratford upon Avon to name a few.

ON THE GROUND FLOOR

Entrance Vestibule

1.33m x 1.10m (4'4" x 3'7")
With access to the ground floor WC and laminate flooring which extends throughout the whole ground floor seamlessly and doorway leading into the main reception space.

WC / Cloakroom

0.89m x 1.54m (2'11" x 5'0")
With continued laminate flooring and modern white suite including a low level flush wc and wash hand basin.

Living Room

4.98m x 4.06m (16'4" x 13'3")
This great sized and well proportioned living room offers a welcoming and tranquil position to the front of the property with large bay window flooding light within. There is a focal wood burning stove with stone hearth and a large opening with double doors leads you through to the open plan kitchen.

Dining Kitchen

5.01m x 3.48m (16'5" x 11'5")
This open plan dining kitchen offers a bright and sociable space for entertainment. Benefitting with an open plan feel having a range of wall and base units with complementary work surfaces and spaces for all the white goods. There is a door leading out to the side access and garage and also space for a large dining table with further storage. A large opening leads you through to the summer room.

Summer Room

4.83m x 2.36m (15'10" x 7'8")
Linking nicely with the open plan dining kitchen, the summer room forms part of this sociable area having two large openings linking them both together.

Two walls are fully glazed with large double doors and three velux style roof windows offering lots of natural light within.

ON THE FIRST FLOOR

Landing

2.68m x 1.81m (8'9" x 5'11")
A spacious landing with airing cupboard housing the combination Worcester boiler. There is a loft access point and doors leading off to:-

Bedroom One

4.36m x 3.78m (14'3" x 12'4")
This well proportioned principal bedroom offers lots of space, multiple fitted wardrobes and lots of natural light from the two double glazed windows to the front aspect.

Bedroom Two

3.20m x 3.44m (10'5" x 11'3")
A further good sized double bedroom located to the rear with views over the garden.

Bedroom Three

2.46m x 2.00m (8'0" x 6'6")
This third bedroom also offers views over the rear garden and has laminate flooring.

Features

Link-Detached Family Home

Well Presented Throughout

Quiet Cul-de-sac Location

Spacious Living Room

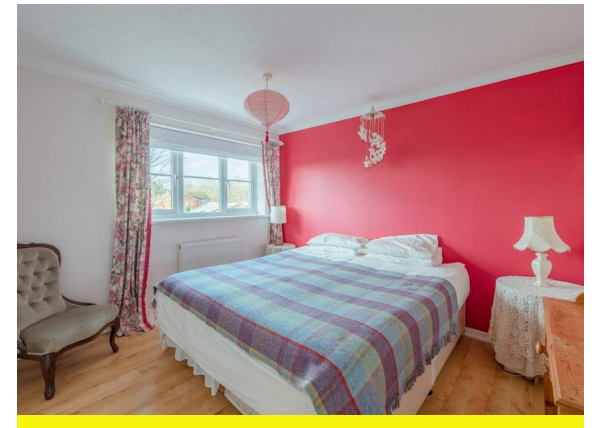
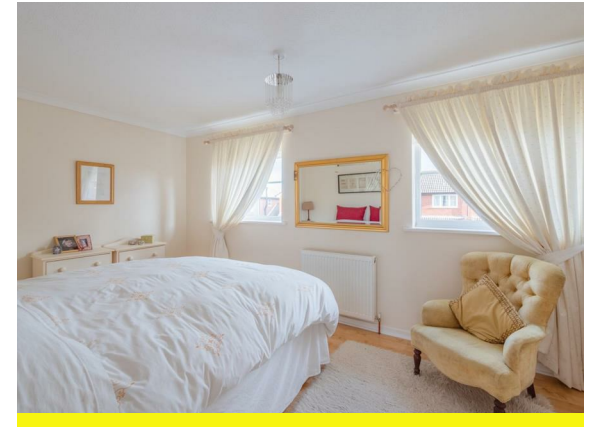
Extended Reception Kitchen

Three Bedrooms

Garage and Driveway

Conveniently Located



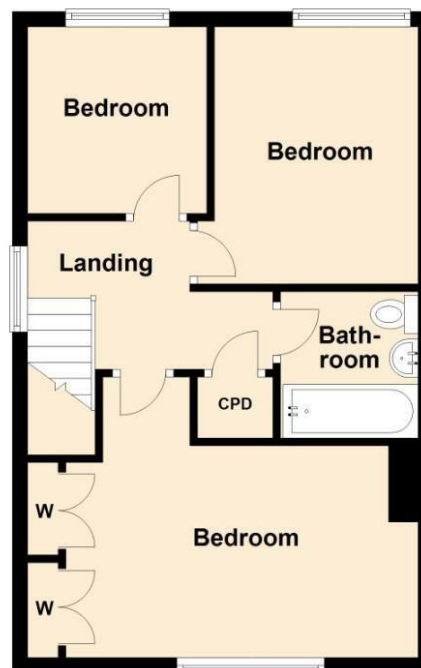


Floorplan

Ground Floor



First Floor



Total area: approx. 116.1 sq. metres (1250.1 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services 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 D - Stratford On Avon District Council



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	71	83
EU Directive 2002/91/EC		

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