



Sutcliffe Drive, Harbury  
Three Bedroom Semi Detached  
£385,000

We are delighted to bring to market this traditional three bedroom semi detached family home situated in popular Harbury village. The property is ideally positioned with a short walk to all village amenities and offers spacious sitting room, kitchen/dining room, three double bedrooms with ensuite to bedroom one and family bathroom. There is a spacious garage with driveway for parking, and garden to the front and rear of the property.

### **Entrance Hall**

Half glazed front door to entrance hall, with laminate flooring, providing access to sitting room, kitchen/dining room and stairs to first floor landing.

### **Sitting Room 18' 4" x 11' 5" (5.60 x 3.49)**

Glazed door to sitting room, with open fire, large window to front aspect, laminate flooring, pendant light fitting, telephone and TV points.

### **Kitchen/Dining Room 18' 4" x 12' (5.60 x 3.65)**

The kitchen provides a range of storage cupboards with curved chrome handles and complementing wood effect worktops. There is space for a double oven and hob, under counter dishwasher, and fridge and the larder provides additional storage. There is a 1.5 stainless sink with drainer and mixer tap with window over having outlook to rear garden. The flooring is vinyl and there is a three way light fitting to ceiling and a half glazed door leading out to the rear garden.

The dining room offers space for a good size dining table and storage cupboard which houses a full size freezer. The window offers outlook to rear garden.



## First Floor Landing

Stairs from entrance hall to first flooring where there is a pendant light fitting and access to all rooms.

## Bedroom One 14' 9" x 11' 5" (4.49 x 3.47)

With ample fitted wardrobes, storage cupboard, pendant light fitting, TV point and telephone points.

## Ensuite

Having shower cubicle with power shower and tile effect panels, wash hand basin on pedestal, low level WC, vinyl floor covering, velux window and ceiling lighting.

## Bedroom Two 10' 11" x 9' (3.34 x 2.75)

Having pendant light fitting, TV point and outlook to rear garden.

## Bedroom Three 9' 1" x 8' (2.77 x 2.45)

A further double bedroom having pendant light fitting, TV point and outlook to rear garden.

## Family Bathroom

With white bathroom suite comprising bath with shower over, wash hand basin inset on vanity cupboard, low level WC, vinyl floor covering and ceiling lights. Incorporates cupboard housing Worcester Bosch boiler and has access to loft which is partly boarded.



## Outdoors

The garden to the front of the property is mainly laid to lawn with established shrubs to borders. The garage sits alongside the property with driveway and footpath to gate leading to the rear garden.

The back garden provides raised decking set in an ideal position to capture the sunlight. The garden is laid to lawn with a patio to the kitchen area and running alongside the lawn.

## Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa and only three miles to junction 12 of the M40, the village offers excellent facilities including two small supermarkets, milkshed, post office, doctors' surgery, library and cafe, beauty & nail salon, hairdresser and chemist, along with a choice of public houses and a village club. The village hall is one of six community venues and offers various entertainment and events including the village show, local theatre performances and film viewings. There are over 10 sporting clubs and 25 community groups based in and around the village including rugby, tennis, football, cricket, scouts, guides and amateur dramatics. The village has a primary school (with before and after school care), a pre-school and a day nursery.

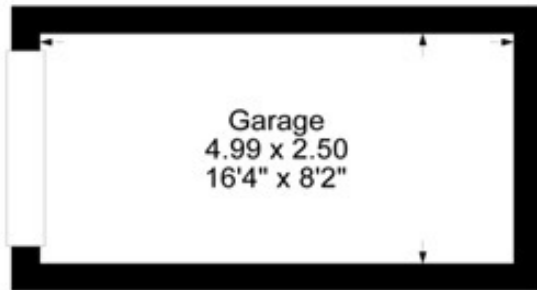
Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and it is under an hour's journey to London from nearby Banbury station. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

Council Tax Band C

EPC Rating D

Viewing – Is highly recommended and strictly by appointment

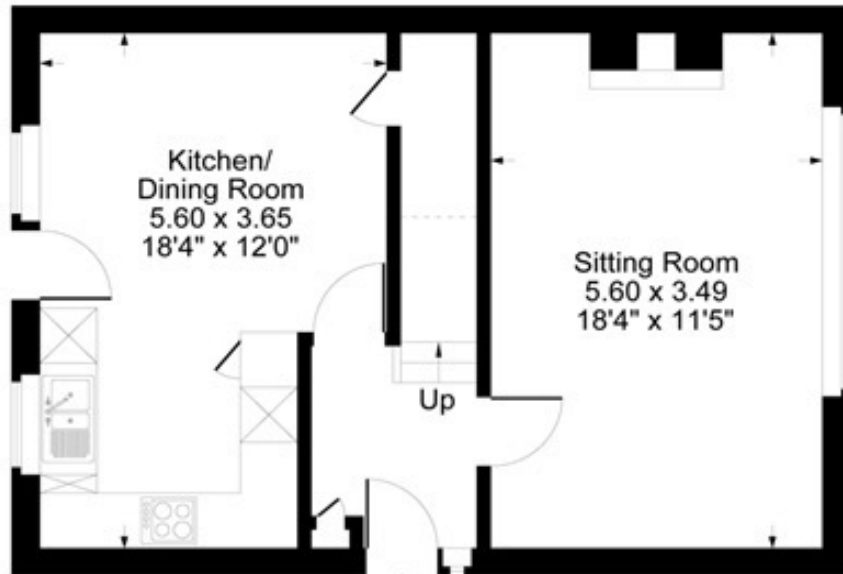




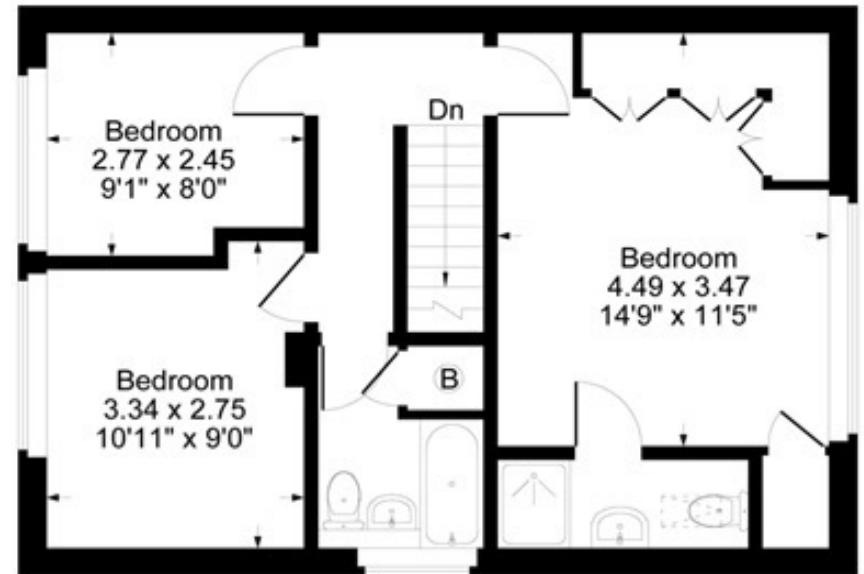
Garage

Approximate Gross Internal Area  
 Ground Floor = 46.14 sq m / 497 sq ft  
 First Floor = 46.14 sq m / 497 sq ft  
 Garage = 12.47 sq m / 134 sq ft  
 Total Area = 104.75 sq m / 1128 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Ground Floor



First Floor



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