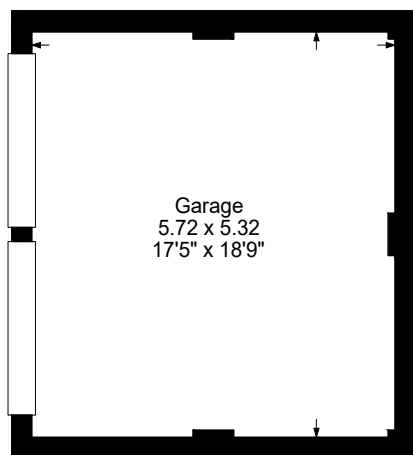
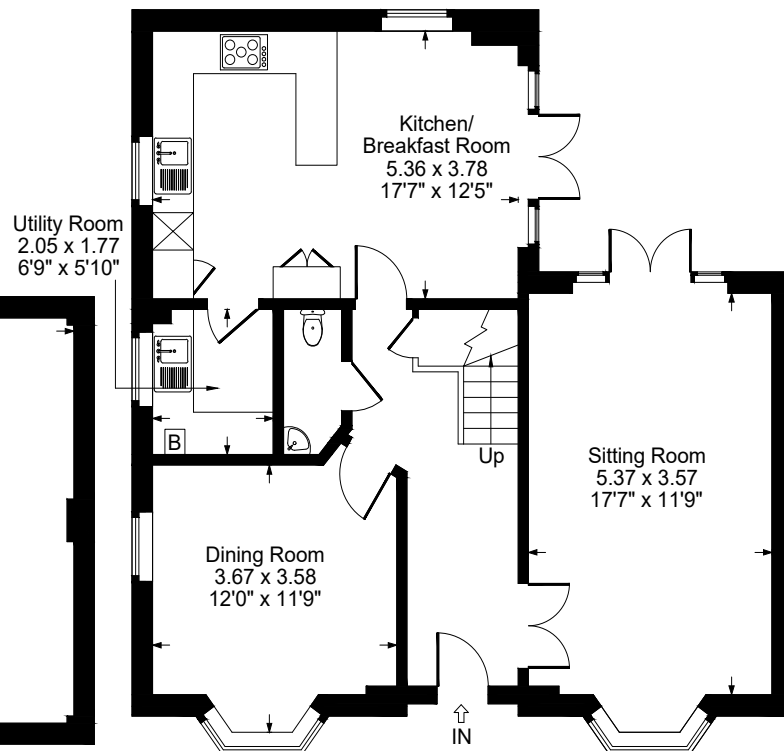




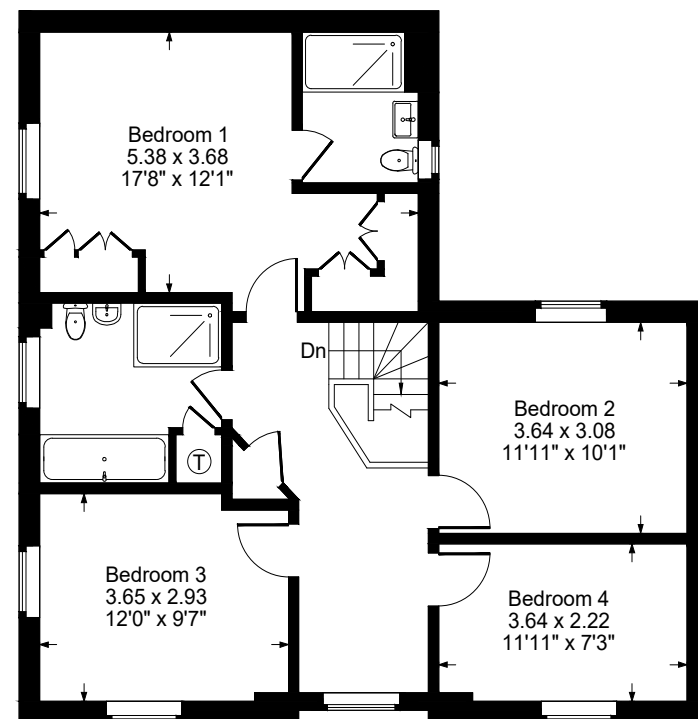
Brooks Drive, Harbury
Four Bedroom Detached
£640,000



Garage



Ground Floor



First Floor

Approximate Gross Internal Area = 146.41 sq m / 1576.03 sq ft

Garage = 30.43 sq m / 327.54 sq ft

Total Area = 176.84 sq m / 1903.57 sq ft

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



Viewing is highly recommended of this immaculate and beautifully presented four-bedroom detached family home, with two bathrooms, large kitchen/breakfast room, separate dining room, double garage and parking.

Entrance Hall/Reception Area

Large reception with downlights and incorporating cloakroom and large under stairs storage cupboard.

Cloakroom

With low-level WC, wash hand basin on pedestal and mixer tap, tiling to half height and Amtico tiled flooring.

Sitting Room - 17' 7" x 11' 9" (5.37 x 3.57)

Double doors open to sitting room with bay window to front of property and French doors to patio and garden, twin pendant light fittings, telephone and television points.

Dining Room - 12' 0" x 11' 9" (3.67 x 3.58)

With bay window to front of property, further window to side of property and pendant light fitting.

Kitchen/Breakfast Room - 17' 7" x 12' 5" (5.36 x 3.78)

Half glazed door to breakfast kitchen providing excellent family room with a selection of wall and base cabinets with integrated pull out larder, chrome curved door furniture and complementing woodblock worktops. Inset AEG five-way gas hob with extractor over, double electric oven, dishwasher, fridge/freezer and 1.5 stainless steel sink with mixer and tiled splash backs. Amtico flooring, down lights and pendant light fitting to dining area. Large double-glazed windows and French doors to garden and patio.

Utility

With cabinets matching to kitchen and single stainless steel sink with drainer, space for washing machine and dryer.

First Floor

Landing

Staircase from entrance hall lead to first floor landing where there is a further storage cupboard and window with outlook to front of property.

Bedroom One - 17' 8" x 12' 1" (5.38 x 3.68)

With a selection of fitted wardrobes, central pendant light fitting and window to side of property.

En-Suite Shower Room

With fully tiled double shower cubicle, low-level WC, wash hand basin on pedestal and mixer tap, down lights and Amtico flooring.

Bedroom Two - 11' 11" x 10' 1" (3.64 x 3.08)

Double bedroom with outlook to rear garden.

Bedroom Three - 12' x 9' 7" (3.65 x 2.93)

An excellent third bedroom with dual aspect windows to front and side of property.

Bedroom Four/Study - 11' 11" x 7' 3" (3.64 x 2.22)

With outlook to front aspect.

Family Bathroom

With white suite comprising panelled bath, separate double shower cubicle, wash hand basin on pedestal and low-level WC, tiled to half height and Amtico flooring. Incorporates cupboard housing water cylinder.

Outdoors

This lovely family home sits on a corner plot where a footpath leads to front door with canopy over. Either side of the footpath and to the side of the property the garden is laid to lawn with established shrubs. There is a double garage with parking and gated access to the rear garden.

To garden to the rear of the property has a central footpath to the gated access to garages and the garden is mainly laid to lawn with patio to French doors.

Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa, the village offers excellent facilities including village stores, milkshed, post office, doctors' surgery, library and chemist along with a choice of public house. The village hall offers various entertainment including film viewings. There are various clubs and activities to take up, including rugby, tennis and amateur dramatics. The village has a primary school and pre-school facilities.

It 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 Banbury stations. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

All room measurements are for guidance only.

Council Tax - Band F

Viewing - Is highly recommended and strictly by appointment.

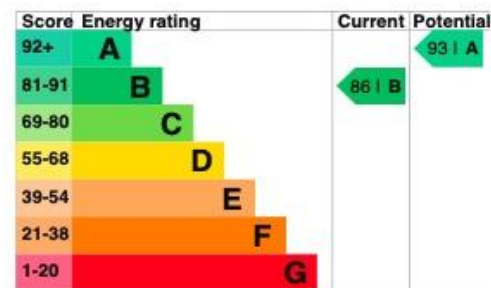
Service Charge

An approximate service charge of £110 per annum contributing to maintenance of the central green and water pump for the properties.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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