

BELVOIR!

Offers Over £530,000



28 Pentland Crown Place

, Bishops Tachbrook CV33 9UH

**** NO ONWARD CHAIN **** Situated on a private cul-de-sac in the sought-after area of South Leamington, this spacious and well-appointed four-bedroom detached home, with the flexibility to function as a five-bedroom, offers the perfect blend of modern living, versatility, and family-friendly design.

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ACCOMMODATION

On the ground floor, you're welcomed by a generous entrance hall leading to a bright and airy lounge positioned to the side – ideal for relaxing or entertaining. At the rear is the heart of the home: a stunning open-plan kitchen, dining, and family area with bi-fold doors opening onto the garden, creating a seamless indoor-outdoor living experience. A separate utility room and a convenient WC complete the ground floor layout. A clever garage conversion has added further flexibility. Approximately three-quarters of the garage has been transformed into a multi-purpose room – ideal as a home office, playroom, snug, or a fifth bedroom, depending on your needs. The remaining quarter serves as an external storage room, removing the need for a garden shed. This space could also be converted into a second utility room (with access from the kitchen) or a shower room if the adjoining room is used as a bedroom.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom includes built-in wardrobes and a modern en-suite with a walk-in shower. A family bathroom serves the remaining bedrooms, featuring a bath with shower over.

Externally, the home enjoys a beautifully manicured, south-facing garden with a lawn and patio area – perfect for outdoor dining or family gatherings. A driveway to the front provides convenient off-road parking. The property is within the catchment area for the highly regarded new Oakley all-through school as well as Heathcote Primary School, making it an ideal choice for families. It also benefits from excellent transport links and local amenities nearby.

Offered with no onward chain, this home presents a fantastic opportunity to secure a flexible, modern family home in a quiet, well-connected location. Early viewing is highly recommended.

PLEASE NOTE - A floorplan is coming soon

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.
Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.