

BELVOIR!

Guide Price £315,000



15 Willow Sheets Meadow

, Cubbington CV32 7XL

Modern Living in Cubbington: A Stylish 3-Storey, 3-Bedroom Terraced Home

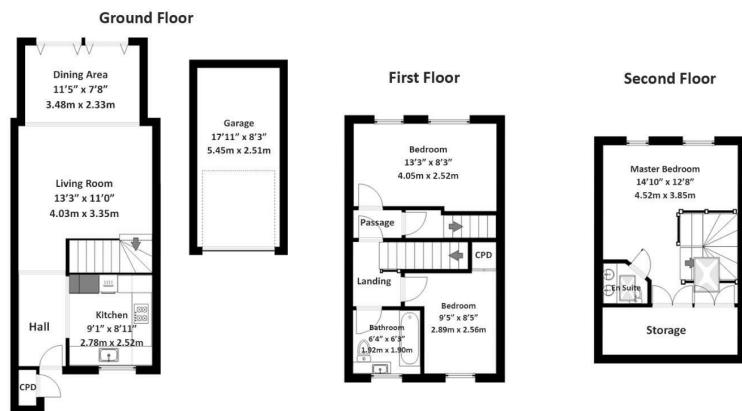
Nestled in the charming village of Cubbington, this attractive modern terraced house epitomizes contemporary living with its elegant design and thoughtful layout. Spanning three floors, this home is meticulously crafted to provide spacious living areas, sleek interiors, and a beautifully landscaped garden, making it a perfect sanctuary for families and professionals alike.

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Total Living Area 91.05 square metres / 980 square feet



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ACCOMMODATION

Ground Floor: As you step through the front door, you are greeted by a contemporary kitchen designed for both aesthetics and functionality. High-to-low cupboards in sleek grey complement a wooden countertop and a butler sink under the window. The gas hob and integrated oven cater to culinary enthusiasts, while the open plan layout seamlessly connects the kitchen to the living and dining room. This expansive area features engineered wooden flooring and a stylish exposed staircase, with cleverly concealed understairs storage adding practicality. A panelled feature wall in deep blue adds a touch of sophistication, enhancing the modern charm of the space. Sliding glass doors lead effortlessly from the dining area to the garden, extending the living space outdoors.

First Floor: Ascending the staircase to the first floor, you'll discover two bright and airy bedrooms, each offering ample space for relaxation or study. A family bathroom completes this level, featuring a shower over a bath, ideal for both quick refreshments and soothing soaks after a long day.

Second Floor: The second floor is dedicated to luxury and privacy, hosting the main bedroom. Fitted wardrobes provide generous storage, while an ensuite bathroom ensures convenience with a shower enclosure. This floor offers a retreat-like ambiance, perfect for unwinding in comfort.

Garden and Exterior: Outside, the garden is a tranquil haven, designed to be an extension of your living space. A decked area with high bars offers a place for alfresco dining or social gatherings, while a lower turfed area invites relaxation amidst mature trees and shrubs. This well-manicured outdoor space promises a serene escape.

Garage and Driveway: This property also features a driveway and garage, providing ample parking and additional storage. The convenience of off-street parking and secure garage space adds to the overall functionality and appeal of the home.

Location: Situated in Cubbington, near Leamington Spa, this home benefits from its proximity to excellent amenities and transport links. The town offers a vibrant community atmosphere with reputable schools, making it an ideal choice for families. Commuters will appreciate easy access to major roads and public transport options, ensuring connectivity to neighbouring towns and beyond.

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.