



**Connells**

Jubilee Way  
Bishops Tachbrook Leamington Spa



## Property Description

Introducing this immaculately presented five-bedroom detached house, perfect for family living.

The kitchen is the heart of the home and it features an open plan family/dining area with doors out to the fully landscaped rear garden. A separate spacious lounge provides a cozy retreat, while a downstairs study offers a quiet space for work or study. On the first floor, you'll find four well-proportioned bedrooms, including one with an en-suite W/C, along with a stylish family bathroom. The top floor boasts a larger than average master bedroom, beautifully converted by the current owners, complete with fitted wardrobes and its own en-suite. Benefitting from off road parking for two cars. Set in a desirable location close to local country walks, schools, and amenities, this property is an ideal choice for families looking for space and comfort.

## Approach

Via a pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a storage cupboard and additional shoe cupboard, laminate flooring and doors to the lounge, study & open plan family/dining/kitchen room.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator, laminate flooring and a double glazed window to rear elevation.

## Study

8' 8" x 7' 9" ( 2.64m x 2.36m )

Comprising laminate flooring, ceiling spotlights, a vertical radiator and a double glazed window to front elevation.

## Lounge

15' 5" max x 12' 1" ( 4.70m max x 3.68m )

Spacious light and airy lounge having feature wall paneling, a radiator and a double glazed window to front elevation.

## Kitchen/Dining/Family Room

23' 7" max x 18' 8" min ( 7.19m max x 5.69m min )

## Dining/Family Area

Spacious open plan area, featuring an exposed brick wall and doors to the rear garden.

This is an ideal area for leisure, family and down time.

## Kitchen Area

Modern kitchen, fitted with a range of wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances to include; a double electric oven, gas hob with cooker hood over, a dishwasher, washer/dryer and a fridge/freezer. Comprising a brick feature wall, vertical radiator, laminate flooring, wine cooler, ceiling spotlights, a double glazed window to rear elevation, Bi-fold doors leading to the rear garden and a skylight.

## First Floor Landing

The stairs lead from the hallway. Comprising a radiator, ceiling spotlights and a door leading to the stairs up to the master bedroom.

## Bedroom Two

12' 3" max x 12' 1" up to wardrobe ( 3.73m max x 3.68m up to wardrobe )

Double bedroom having a fitted wardrobe with sliding mirrored doors, a radiator, a double glazed window to front elevation and a door to;

## En-Suite W/C

Fitted with a two piece suite, comprising a wash hand basin, low level W/C, partly tiled walls, tile effect laminate flooring, a heated towel rail, ceiling spotlights and a double glazed window to front elevation.

## Bedroom Three

13' 4" x 7' 10" ( 4.06m x 2.39m )

Double bedroom having a radiator and a double glazed window to front elevation.

## Bedroom Four

9' 10" max x 6' 6" up to wardrobe ( 3.00m max x 1.98m up to wardrobe )

Comprising a fitted wardrobe with sliding mirrored doors, a radiator and a double glazed window to rear elevation. With access to the loft hatch.

## Bedroom Five

11' 5" x 9' 1" ( 3.48m x 2.77m )

Double bedroom comprising a radiator and a double glazed window to rear elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a bath with shower over, low level W/C, partly tiled walls, tile effect

laminate flooring, a heated towel rail, ceiling spotlights and a double glazed window to rear elevation.

## Second Floor Landing

With stairs leading up to the master bedroom;

## Bedroom One

20' 8" x 13' 9" ( 6.30m x 4.19m )

Generously sized master bedroom benefitting from storage into the eaves, a fitted wardrobe, a radiator, ceiling spotlights, a double glazed window to rear elevation, a velux window and a door to;

## En-Suite

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle, low level W/C, partly tiled walls, tile effect vinyl flooring, a heated towel rail, ceiling spotlights and a velux window.

## Front Of The Property

Well-maintained front garden being mainly laid to lawn.

## Rear Garden

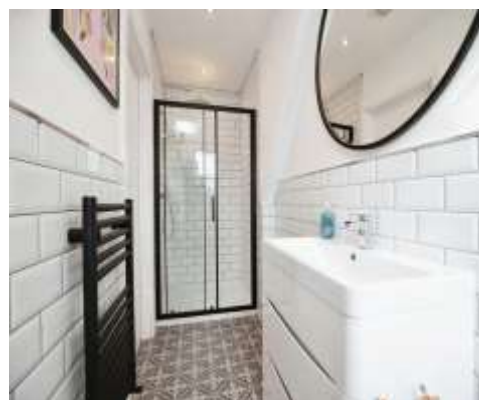
Beautifully maintained landscaped garden, being mainly laid to artificial grass and fence enclosed. Comprising planted borders, a patio area and a professionally installed inground trampoline.

## Parking

Driveway providing off road parking for two cars side by side at the front of the property with Electric Vehicle Charger.

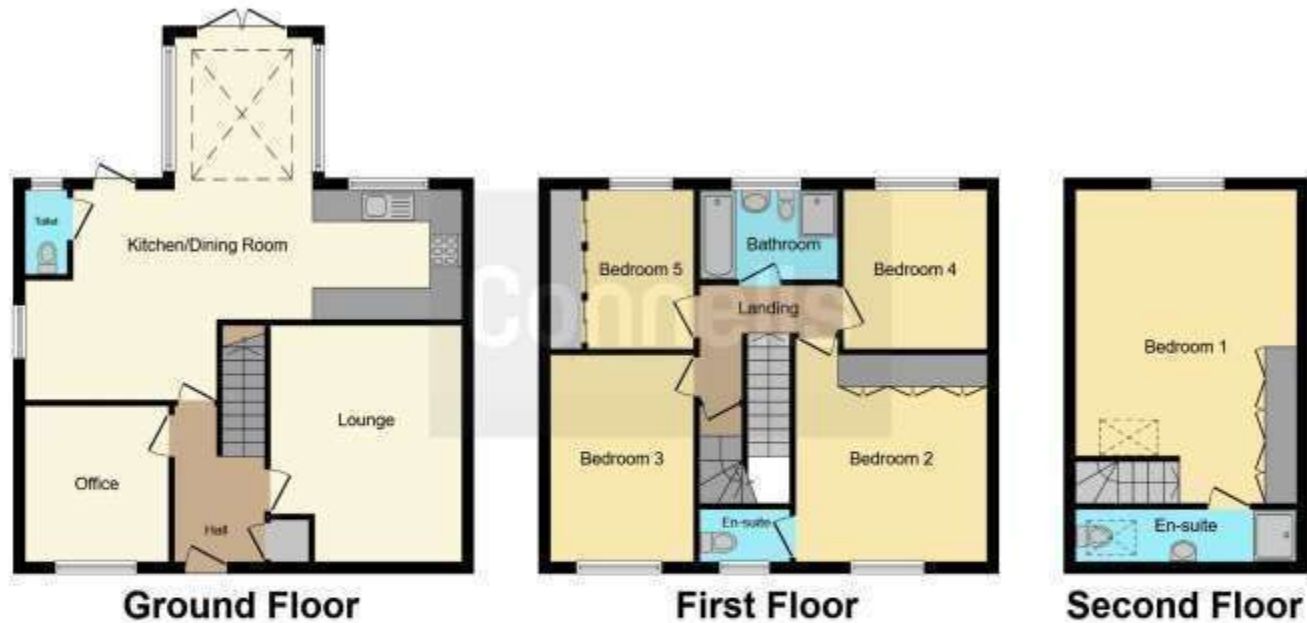
## Agent's Note

We understand from our sellers that the property has been extended and converted. Relevant documentation for planning permission is available on the Warwick District Council website.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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