



Connells

Bennett Grove
Bishops Tachbrook Leamington Spa



Property Description

A larger than average and attractive four bedroom detached home occupying a highly sought after and convenient location overlooking green open space.

This home has been lovingly maintained by the current owners and offers a wealth of generous and immaculate accommodation throughout.

This modern property still benefits from its NHBC warranty and boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, downstairs cloakroom, study, modern kitchen dining room and a separate lounge.

To the first floor there are four bedrooms and the family bathroom, with master bedroom benefitting from an en-suite shower room.

Externally the property is approached via a private driveway providing off road parking for three cars, whilst to the rear there is an attractive private landscaped rear garden and a garage.

A perfect choice for a family or anyone looking to upsize!

Approach

Via pathway with steps leading up to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Having a radiator and doors to the study, downstairs W/C, lounge and kitchen/dining.

Downstairs W/C

Fitted with a wash hand basin. low level W/C and a radiator.

Study

8' 4" x 9' 11" (2.54m x 3.02m)

Having a radiator and a double glazed window to front elevation.

Lounge

17' 3" x 10' 3" (5.26m x 3.12m)

Spacious, light and airy lounge with double glazed windows to front and side elevations, two radiators and French doors leading to the garden.

Kitchen/Diner

16' 7" x 10' (5.05m x 3.05m)

Immaculate and modern kitchen/dining, fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over and a dishwasher, with space for a fridge/freezer. Having a radiator, two double glazed windows to rear elevation, French doors leading to the garden and a door to the utility room.

Utility Room

5' 11" x 5' 2" (1.80m x 1.57m)

Fitted with base units and an integrated washer/dryer. Housing the wall-mounted central heating boiler and comprising a radiator and a door to side.

First Floor Landing

The stairs lead from the hallway. Comprising a built-in storage cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

10' 4" x 11' 3" (3.15m x 3.43m)

The master bedroom is a good size double, benefitting from two fitted wardrobes, a radiator, a double glazed window to front elevation and a door to;

En-Suite Shower Room

White three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Bedroom Two

9' 10" plus door recess x 10' 4" (3.00m plus door recess x 3.15m)

Double bedroom having a radiator and double glazed windows to front and side elevations.

Bedroom Three

10' 6" x 8' 6" (3.20m x 2.59m)

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

Bedroom Four

7' 9" x 6' 10" (2.36m x 2.08m)

Comprising a radiator and a double glazed to rear elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with mixer taps and shower

over and a low level W/c. Having partly tiled walls, an extractor fan, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained and landscaped garden being mainly laid to lawn and fence and wall enclosed. Having patio and decking areas and a decorative planter.

Parking

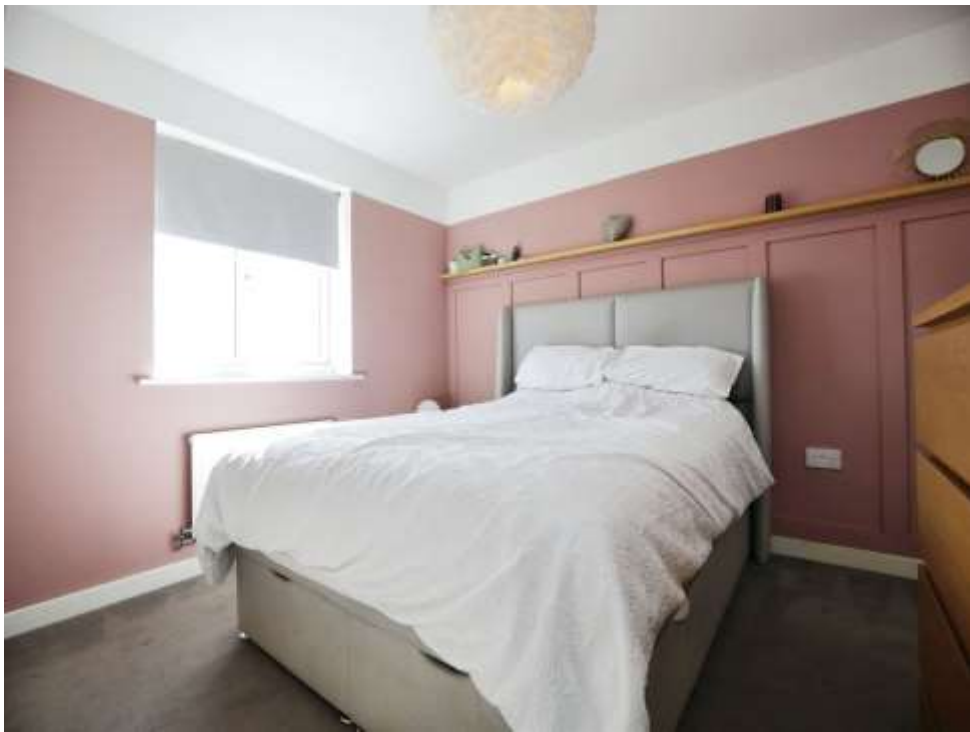
Driveway to the front providing off road parking.

Garage

19' 2" x 9' 7" (5.84m x 2.92m)

Access via the garden. A single garage having power and comprising an integrated fridge/freezer.









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

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Tenure: Freehold

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