



Connells

Felthouse Drive
Bishops Tachbrook Leamington Spa

Felthouse Drive Bishops Tachbrook Leamington Spa CV33 9TB

for sale
£450,000



Property Description

Occupying a highly sought after and convenient location in the ever popular development off Harbury Lane Leamington Spa, this attractive detached home offers a wealth of generous accommodation. Built in 2021 and still benefiting from its NHBC warranty, this property would make an ideal first time purchase or family home.

With accommodation beginning with a welcoming entrance hall, a kitchen dining room, utility, a spacious lounge and a downstairs W/C. To the first floor there are three double bedrooms the master benefitting from ensuite aswell as the family bathroom.

Externally the property the property benefits from a private garden, driveway and single garage to the rear of the property.

Approach

The property is set back from the road behind the fore garden with steps down to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and comprising a radiator and doors to the lounge, cloakroom and dining kitchen.

Downstairs W/C

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

Lounge

19' 4" x 10' 6" (5.89m x 3.20m)

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

Kitchen/Diner

11' x 19' 7" (3.35m x 5.97m)

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer. Having double glazed windows to front and side elevations and a door to;

Utility Room

6' 7" x 4' 8" (2.01m x 1.42m)

Fitted with base units with work surfaces over. Having a washing machine and a door to rear.

First Floor Landing

The stairs lead from the hallway. Having a built-in cupboard, a radiator and doors to all bedrooms and the family bathroom.

Bedroom One

19' 8" x 10' 9" (5.99m x 3.28m)

The master bedroom is a very good size double, comprising two radiators, double glazed windows to front and side elevations and a door to;

En-Suite Shower Room

White three piece suite fitted with a wash hand basin, shower cubicle and low level W/C. Having partly tiled walls, an extractor fan and ceiling spotlights.

Bedroom Two

9' 6" x 11' 3" (2.90m x 3.43m)

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

Bedroom Three

10' x 9' 7" (3.05m x 2.92m)

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

Bathroom

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

Outside

Rear Garden

Beautifully maintained private rear garden being mainly laid to lawn and wall enclosed. Having a patio area.

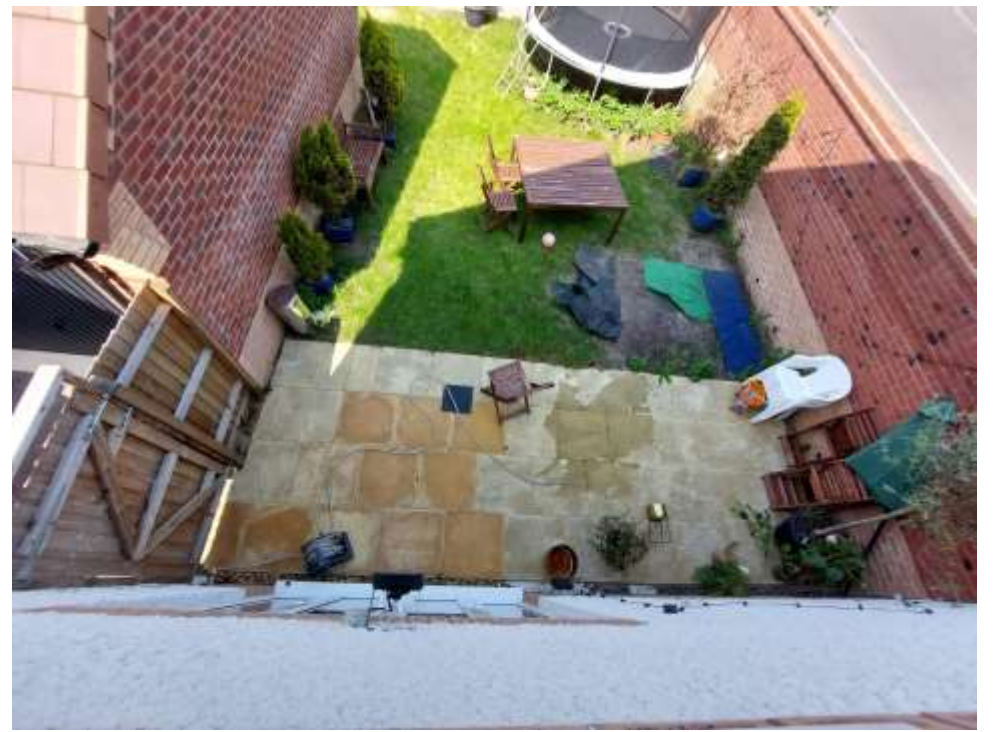
Parking

Driveway to the rear of the property.

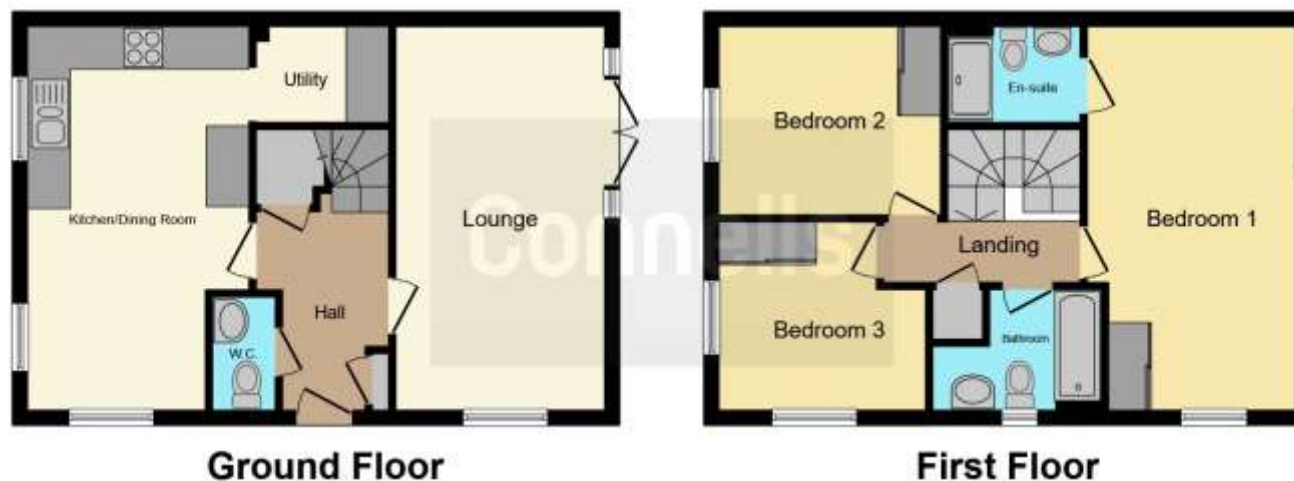
Garage

Single garage having power, light and an up and over door.









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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EPC Rating: B

Tenure: Freehold

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Property Ref: SPA314091 - 0003