



Connells

De Stretford Drive
Bishops Tachbrook Leamington Spa

De Stretford Drive Bishops Tachbrook Leamington Spa CV33 9WE

for sale
£450,000



Property Description

Located in a highly desirable location, this exceptional three bedroom detached family home offers immaculate accommodation throughout. With generous living spaces, open plan kitchen dining, a private landscaped garden, this home is perfect for growing families and young professional who appreciate quality, comfort and style.

Upon entry you are welcomed by the light and airy entrance hallway, the living room offers spacious accommodation with French doors leading out to the garden. The heart of the home is the open plan kitchen dining room, a beautiful space that combines style and functionality. The ground floor is complete with the convenient utility and downstairs cloakroom.

To the first floor the property boasts three double bedrooms, the master benefiting from an ensuite as well as the family bathroom. Externally the property offers a private landscaped garden with two patio areas, a driveway and single garage.

Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor, storage cupboard and doors off to the lounge, kitchen dining room and cloakroom.

Kitchen Dining Room

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

Spacious open plan kitchen dining room comprising a range of wall and base units with complimentary work surfaces over and upstand. incorporating a stainless steel sink drainer unit, double eye level oven, gas hob

and cooker hood over. Providing plumbing for a dishwasher and space for a fridge freezer. With two radiators and two double glazed windows to the side elevation and a double glazed window to the front elevation.

Lounge

19' 8" x 10' 7" (5.99m x 3.23m)

Spacious light and airy lounge comprising a radiator, double glazed window to the front elevation and French doors leading out to the garden.

Cloakroom

Fitted with a low level W/C, wash hand basin with tiling to the splashbacks and a radiator.

Utility

6' 5" x 4' 7" (1.96m x 1.40m)

Useful utility room comprising wall and base units with complimentary work surfaces over and upstand. Providing plumbing for washing machine, a radiator and a door to the rear.

First Floor

Landing

With stairs led from the entrance hallway comprising a radiator, airing cupboard and doors off to the three double bedrooms and the family bathroom.

Master Bedroom

19' 8" x 10' 10" max (5.99m x 3.30m max)

A generous double bedroom comprising a radiator, double glazed windows to the front and side elevations and a door to the ensuite.

Ensuite

Modern ensuite being partly tiled and comprising a low level W/C, wash hand basin, double shower cubicle and radiator.

Bedroom Two

11' 3" x 9' 8" (3.43m x 2.95m)

The second double bedroom comprises a radiator and a double glazed window to the side elevation.

Bedroom Three

10' x 9' 8" (3.05m x 2.95m)

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

Bathroom

Modern family bathroom being partly tiled and fitted with a three piece suite comprising a low level W/C, wash hand basin, bath, radiator and double glazed window to the front elevation.

Outside

Garden

Private, beautifully landscaped walled garden being mainly laid to lawn with two patio areas and gated side access.

Garage

Single garage with up and over door. Connells advise an internal inspection of the garage has not yet taken place.

Driveway

Driveway parking for two cars in tandem.









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

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314409 - 0003