



Connells

Verity Close
Bishops Tachbrook Leamington Spa

Verity Close Bishops Tachbrook Leamington Spa CV33 9FN

for sale offers over
£450,000



Property Description

Set on a desirable corner plot with views across the forthcoming new country park, this beautifully presented three-bedroom detached family home offers stylish, modern living and is available with no onward chain. Built in 2023 and still benefitting from the NHBC warranty.

The welcoming entrance hall sets the tone, with a spacious L-shaped kitchen/dining/family room to the left - the true heart of the home. Perfect for entertaining, this bright and airy space features French doors opening directly onto the garden and leads into a separate utility room with an additional rear door. To the right of the hall, a generous lounge enjoys open dual aspect views, while a guest cloakroom completes the ground floor.

Upstairs, there are three excellent bedrooms. The master suite boasts fitted wardrobes and a modern en-suite, while a contemporary family bathroom serves the remaining bedrooms.

Outside, the property continues to impress with a landscaped, low-maintenance rear garden featuring a paved patio area and lawn, all enclosed by walled and fenced boundaries for added privacy. A side gate provides access to the driveway with parking for two cars and a door into the garage.

With its modern design, fantastic plot, and prime position overlooking green space, this property is the perfect family home - and with

no chain, it's ready to move straight into.

Approach

Via a public pathway with a path leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard and doors to lounge, kitchen/dining room and the downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, an under stairs storage cupboard and a radiator.

Lounge

18' 8" x 10' 6" min (5.69m x 3.20m min)

Spacious, light and airy lounge consisting of two radiators, television point and double glazed windows to front and side elevation with a box bay window also to the side.

Kitchen/Dining

15' 8" max x 19' 9" max (4.78m max x 6.02m max)

Modern L shape 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; a double electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer. With double glazed windows to front and side elevations and French doors leading to the

garden and a door leading into the utility room.

Utility Room

5' 3" max x 6' 4" max (1.60m max x 1.93m max)

Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit, Housing the central heating boiler, whilst providing space for a washing machine, Comprising a radiator and a door to rear elevation.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft and a built-in storage cupboard. With a double glazed window to rear elevation and doors to all bedrooms and the family bathroom.

Master Bedroom

10' 8" x 12' (3.25m x 3.66m)

Double bedroom benefitting from built-in wardrobes, a radiator, a double glazed window to side elevation and a door to;

En-Suite

Modern three piece suite, fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having partly tiled walls, a shaver point, a heated towel rail and a double glazed window to front elevation.

Bedroom Two

10' 7" x 9' 9" (3.23m x 2.97m)

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

Bedroom Three

8' 9" x 9' 9" (2.67m x 2.97m)

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

Bathroom

Modern 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, a heated towel rail and a double glazed window to front elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and wall enclosed. Having a patio area and a door leading to the garage and gate to the driveway.

Parking

Tarmac driveway to the rear of the property providing off street parking for two cars.

Garage

20' 2" x 9' 9" (6.15m x 2.97m)

Having power, light and an up and over door.

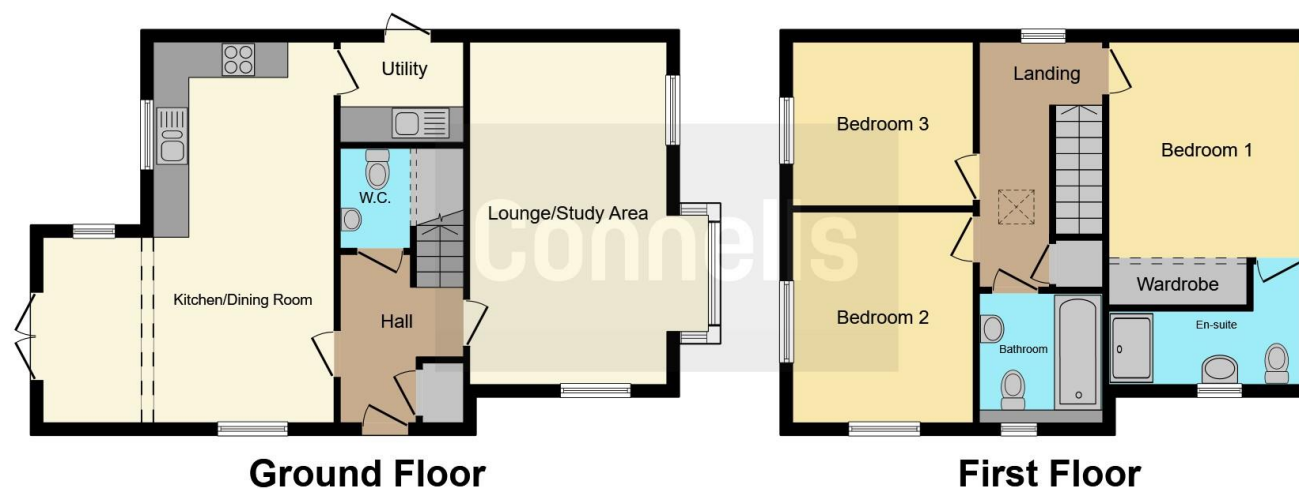
Seller's Comments

This beautiful detached house offers spacious living with plenty of natural light. It has peaceful surroundings with sunlight all day long creating a warm and welcoming atmosphere. It is walking distance to Oakley Grove school so perfect for families with children and has great neighbourhood as it sits in a safe and family friendly area.









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: F

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314579



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: SPA314579 - 0005