



Connells
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FOR SALE

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Beale Close
Bishops Tachbrook Leamington Spa

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for sale
£390,000



Property Description

Located in a quiet cul-de-sac within the sought-after village of Bishops Tachbrook, this extended semi-detached property offers spacious and versatile accommodation ideal for family living.

To the front, a driveway provides ample parking and leads to a welcoming entrance hallway with useful storage, a sitting room, and stairs rising to the first floor. From here, doors open into a generous lounge which has been used as the fourth bedroom featuring bi-fold doors that extend the living space onto the rear garden and decking area, perfect for entertaining. A converted garage has been thoughtfully adapted into a modern downstairs wet room, designed with accessibility in mind. Completing the ground floor is a bright kitchen/breakfast room, offering plenty of space for family dining.

The first floor provides three well-proportioned bedrooms, a study/nursery, and a family bathroom.

Externally, the property boasts a private, well-maintained rear garden with a neatly lawned area, mature planting, and a raised decking terrace, creating a wonderful space for relaxation and outdoor dining.

Approach

Located within a cul de sac location, private driveway to the front providing off street

parking for two cars.

Entrance Hallway

Light and airy entrance hallway opening into the sitting room.

Sitting room

17' 1" x 11' 8" (5.21m x 3.56m)

Spacious, light and airy lounge with stairs rising to the first floor and an understairs storage cupboard. With double glazed windows to front and side elevations and doors to the kitchen and dining room.

Lounge/Bedroom Four

13' 9" x 12' 8" (4.19m x 3.86m)

Benefitting from a log burner, Bi-fold doors leading to the garden and a door to the downstairs bathroom.

Downstairs Bathroom

Previously a garage, the space has been thoughtfully converted into a spacious wet room/bathroom designed for disabled access. Finished to a high standard, it features fully tiled walls, a floor-level soakaway, low-level WC, pedestal wash hand basin, and a double drainer stainless steel sink with integrated base cupboard and matching wall unit above. Additional highlights include a double glazed window, inset ceiling spotlights, and a built-in Bluetooth music system.

Breakfast Kitchen

10' 5" max x 17' 9" (3.17m max x 5.41m)

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. There is an integrated, double electric oven and gas hob with cooker hood over, whilst providing space for a fridge/freezer. With double glazed windows to side and rear elevations.

Downstairs Shower Room

Three piece suite, fitted with a wash hand basin, shower cubicle and a low level W/C. Having a heated towel rail and a double glazed window to front elevation.

Utility Room

4' 9" x 5' 8" (1.45m x 1.73m)

Housing the central heating boiler and providing space for a washing machine and space for a tumble dryer and a door leading to the side to allow access to the rear garden and shower room.

First Floor

Landing

The stairs lead from the lounge. There is a built-in storage cupboard and doors to all bedrooms, the study and the family bathroom.

Bedroom One

8' 6" x 10' 3" (2.59m x 3.12m)

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

Bedroom Two

13' 9" x 9' 8" (4.19m x 2.95m)

Double bedroom with a radiator and a double

glazed window to front elevation.

Bedroom Three

13' 9" max x 8' 3" min (4.19m max x 2.51m min)

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

Study/ nursery

5' 3" x 5' 5" (1.60m x 1.65m)

With a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having fully tiled walls, a heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Well-maintained, good size garden, being mainly laid to lawn and fence enclosed, with a decking area perfect for external dining.

Parking

Driveway to the front providing off road parking for two cars.

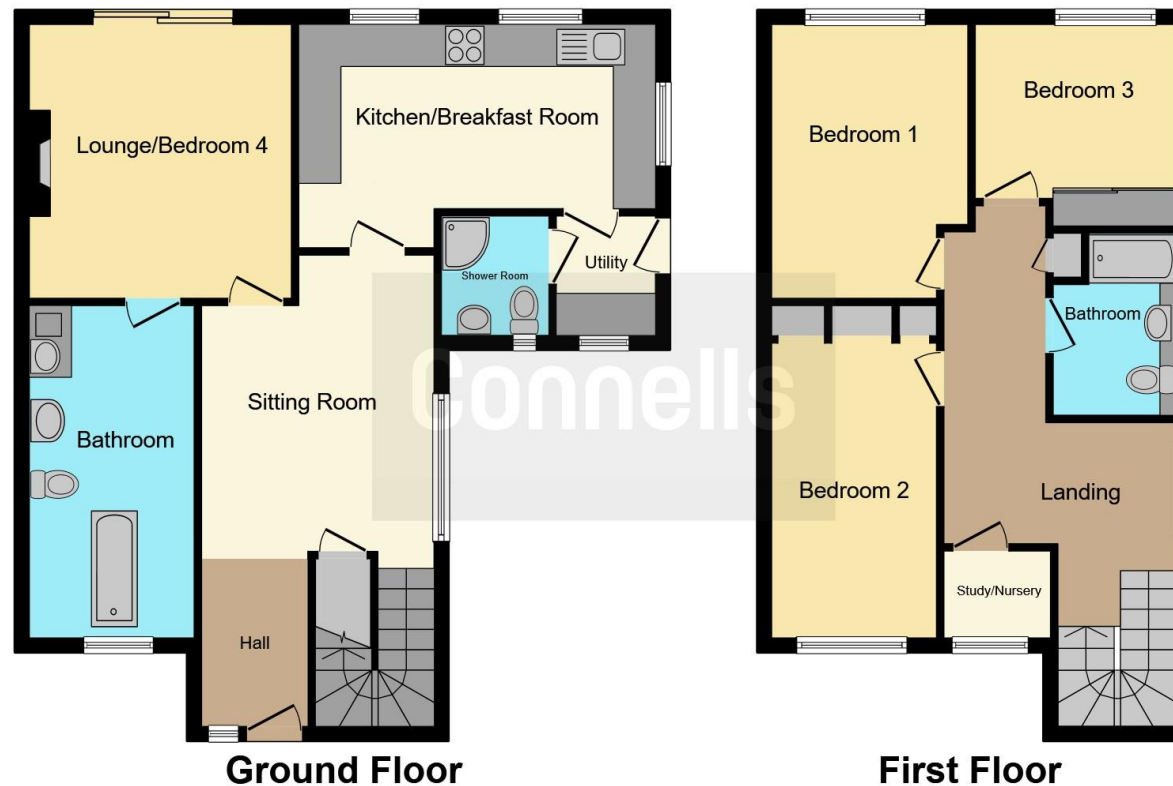
Seller's Comments

We've owned Beale Close since it came to us through family a few years ago. The garden is properly spacious - it gets sun most of the day









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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: SPA311172 - 0007