



Connells

Brooklime Road
Warwick



Property Description

A modern and beautifully presented semi-detached family home, built in 2023, offering stylish living throughout.

Located in a popular residential area, this spacious property benefits from a driveway to the side, providing convenient off-road parking.

Upon entering, you are welcomed into a bright lounge area, which flows seamlessly through to the contemporary kitchen-diner. This fantastic space features a guest cloakroom, handy storage cupboard, and French doors leading out to the rear garden, allowing for an abundance of natural light and perfect indoor-outdoor living.

To the first floor, the home offers three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, as well as a modern family bathroom.

To the rear the garden is mainly laid to lawn having a paved patio area and a side gate leading to the driveway.

Built in 2023, this property combines energy-efficient features with a fresh, modern layout-ideal for growing families or first-time buyers looking for a move-in-ready home

Approach

Having a driveway to the side of the property and a path leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and a door leading to the lounge.

Lounge

13' 8" x 13' 1" (4.17m x 3.99m)

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

Kitchen/Diner

9' 4" x 16' 6" (2.84m x 5.03m)

Fitted with wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer unit. Integrated appliances include; a double electric oven, has hob with cooker hood over, a dishwasher and a fridge/freezer, Housing the gas central heating boiler and comprising a double glazed window to rear elevation.

Inner Hallway

Having a storage cupboard, door to the cloakroom and opening into the kitchen area.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and an extractor fan.

First Floor

Landing

The stairs lead from the hallway. There is access to the partly boarded loft and doors to all bedrooms and the family bathroom.

Master Bedroom

10' 9" max x 11' 5" min (3.28m max x 3.48m min)

Double bedroom with a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having a radiator, an extractor fan and a double glazed window to front elevation.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

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

Bedroom Three

12' 7" x 7' 2" (3.84m x 2.18m)

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

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and a low level W/C. Having an extractor fan and a radiator.

Outside

Rear Garden

Beautifully maintained garden being mainly

laid and fence enclosed, with a patio area and a side gate leading to the driveway.

Parking

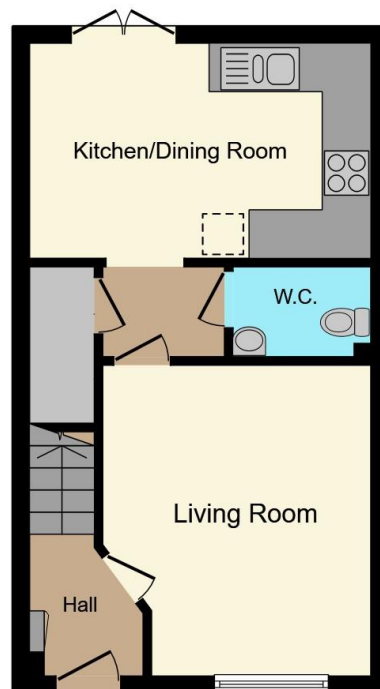
Driveway providing off road parking for two cars, with an EV charging point.

Location

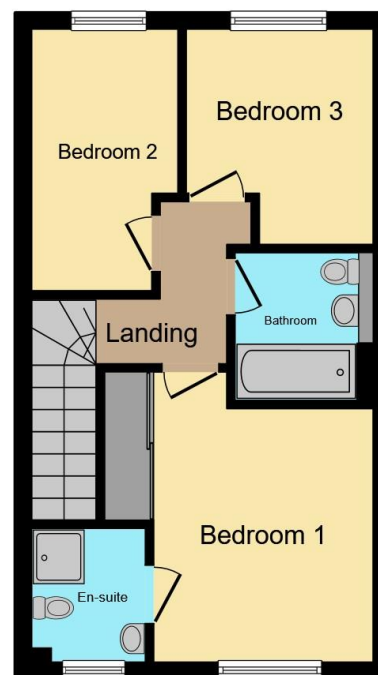
Located on the brand new 'The Asps' development just off the Banbury Road, the property benefits from being 2.5 miles from the Shires Retail Park, which hosts a significant number of amenities such as supermarkets, coffee shops, health and beauty retailer, fitness studio, and other entertainment. Access to M40 and M42 Motorway links, Leamington Spa (3.9miles) and Warwick Train Stations (3.4miles), is also highly convenient.







Ground Floor



First Floor

Total floor area 65.5 m² (705 sq.ft.) approx

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.propertybox.io



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: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314822



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: SPA314822 - 0003