



**29 Brooklime Road**

Warwick **CV34 0AA**

Offers Over £425,000

# 29 Brookline Road

Modern in design and high in quality, we are proud to bring to the open market a superb three-bedroom detached family home at The Asps, Warwick. Built by Taylor Wimpey in 2023, the property is beautifully presented and benefits from the remainder of the 2-year developer warranty (until September 2025) and approximately 8.5 years remaining on the NHBC warranty.

The ground floor is home to a warm and inviting entrance hallway, lounge, a stylish open-plan kitchen/dining area with French doors opening out onto the South-West facing rear garden, a spacious ground floor cloakroom, and excellent under-stairs storage.

Home to three good-sized bedrooms and a contemporary family bathroom, upstairs creates the perfect relaxing haven for all. The elegant master bedroom includes built-in wardrobes with shelves and an en-suite shower room featuring Porcelanosa tiling. Bedroom two also offers built-in wardrobes with shelves, while bedroom three offers flexibility, perfect for use as a home office or child's bedroom. Also upstairs is the very stylish family bathroom, also featuring Porcelanosa tiling. Externally, this home is complete with a single garage and private driveway parking for up to four vehicles.

Call us today for more information or to book an internal viewing.

## LOCATION

Nestled in the picturesque Warwickshire countryside on the southern fringes of historic Warwick, The Asps is a desirable, modern, and family-friendly community. Residents enjoy beautiful green open spaces with footpaths perfect for walks, upcoming new primary school, and convenient access to both Warwick and Royal Leamington Spa. The development also benefits from excellent commuter links, being close to the M40 (for London, Oxford, and Birmingham) and Warwick railway station.

## ENTRANCE HALLWAY

Having stairs rising to the first floor, a small storage cupboard which houses the electrical fuse box and a door leading to the;

## LOUNGE

4.19m x 3.91m (13'8" x 12'9")  
A light and airy room which has a gas central heating radiator, double glazed window to the front elevation, space for lounge furniture and a door leading to the kitchen/diner.

## KITCHEN / DINER

5.04m x 4.45m (16'6" x 14'7")  
A beautifully presented Kitchen / Diner

which in brief has a storage cupboard, worktop surfaces, cupboards, built-in appliances including a four-ring gas hob with an extractor fan above, washing machine, dishwasher, fridge/freezer, and a double oven unit. Also having space for a dining table, a gas central heating radiator, and French doors leading out to the beautiful South-West facing rear garden.

## UNDER-STAIRS STORAGE / PANTRY

A very spacious under-stairs storage/pantry with shelves built for storage, accessed from the kitchen/diner.

## GROUND FLOOR CLOAKROOM

2.18m x 1.49m (7'1" x 4'10")  
A spacious ground floor cloakroom having a low level W/C, sink unit, tile flooring, being part tiled and a gas central heating radiator.

## FIRST FLOOR LANDING

Having a gas central heating radiator, doors to adjacent rooms and loft access.

## MASTER BEDROOM

3.51m x 3.34m (11'6" x 10'11")  
A beautifully presented master bedroom which has built-in wardrobes with shelves, a gas central heating radiator, double glazed window to the front elevation, space for bedroom furniture and a door leading to the:

## EN-SUITE SHOWER ROOM

Having a low level W/C, shower cubicle, sink unit, gas central heating radiator, being part tiled with stylish Porcelanosa tiles, and having a double glazed frosted window to the front elevation.

## BEDROOM TWO

2.82m x 2.80m (9'3" x 9'2")  
Having built-in wardrobes with shelves, a gas central heating radiator, double glazed window to the rear elevation and space for bedroom furniture.

## BEDROOM THREE

3.85m x 2.14 (12'7" x 7'0")  
Currently being used as an office, this room offers great flexibility as a home office space or alternatively as a child's bedroom. Having a gas central heating radiator, double glazed window to the rear elevation and space for bedroom furniture.

## Features

Modern Kitchen / Dining Area With Built In Appliances

Exciting New Neighbourhood In Warwick

Garage With Private Driveway Parking For Four Vehicles

A Light & Airy Lounge

Ground Floor Cloak Room

South / West Facing Rear Garden

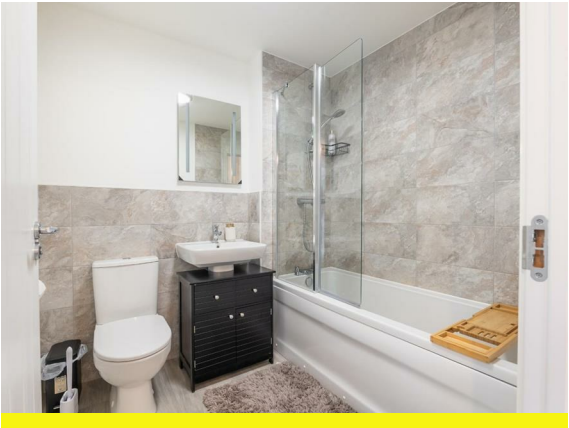
Three Great Sized Bedrooms

Master Bedroom With En-Suite

Remainder of 2-Year Taylor Wimpey Warranty (Until Sept 2025)

Approx. 8.5 Years Remaining NHBC Warranty





Floorplan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

**Tenure**  
Freehold

**Services**  
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

**Fixtures & Fittings**  
Specifically excluded unless mentioned in these sales particulars.

**Council Tax**  
Band E - Warwick District Council

