



26 Croft Close

Bishops Tachbrook CV33 9RH

Guide Price £337,500

26 Croft Close

Being attractively positioned at the end of a quiet cul-de-sac, yet just a short walk from the heart of Bishops Tachbrook village, this chalet style semi-detached house offers three bedroomed accommodation and is considered ideal for first time purchasers or the young family. The well presented accommodation, which is gas centrally heated and UPVC double glazed, has undergone a number of improvements by the present owners, perhaps the most notable of which is the opening up of the dining room and kitchen to create an open plan space, with the kitchen itself having been re-fitted with an excellent range of contemporary units including integrated appliances. On the first floor the master bedroom has the benefit of an en suite shower room, whilst outside there is a good length block paved driveway providing parking space for several cars in tandem, along with direct access to a garage with electrically operated door and a rear garden on two levels, being decked to the lower level and lawned to the upper level. Overall this is an excellent opportunity to purchase a comfortable semi-detached house within a particularly popular village location.

LOCATION

The village of Bishops Tachbrook lies approximately three miles south of central Leamington Spa, being a popular village which is also well placed for local commuter links including the M40 motorway and the Jaguar Land Rover and Aston Martin installations at Gaydon. Within the village itself, there are a useful range of day-to-day amenities including a well regarded primary school, village hall and community centre, general store and a popular pub and eatery, The Leopard. More comprehensive amenities can be found on the southern outskirts of Leamington Spa, just a short drive away.

ON THE GROUND FLOOR

Contemporary replacement entrance door opening from the side of the property to give access to:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, light oak laminate flooring and doors to:-

CLOAKROOM/WC

With low level WC, wall mounted wash hand basin with tiled splashback and obscure UPVC double glazed window.

LOUNGE

5.28m x 3.20m (17'4" x 10'6")

With stylish inset remotely operated log effect real flame gas fire, twin UPVC double glazed windows to the front elevation and central heating radiator.

OPEN PLAN KITCHEN/DINING ROOM

DINING AREA

3.53m x 2.87m (11'7" x 9'5")

With light oak laminate flooring extending through from the entrance hallway, useful walk-in understairs storage cupboard housing the gas and electric meters, contemporary vertical radiator, inset ceiling downlighters, double glazed sliding patio doors giving external access to the rear garden and open plan access to:-

RE-FITTED KITCHEN AREA

2.41m x 2.18m (7'11" x 7'2")

Having been re-fitted with a stylish range of contemporary units in a gloss metallic finish comprising slate effect worktops with 1½ bowl sink unit, drainer and mixer tap, base cupboards and drawers below providing ample storage together with full height pantry style cupboard and coordinating wall cabinets, inset four burner stainless steel hob by Neff with filter hood over and fitted electric oven below, integrated Hotpoint dishwasher together with integrated AEG washing machine, space for upright fridge freezer with cupboard over, oak laminate flooring extending through from the dining room, UPVC double glazed window and ceiling downlighters.

ON THE FIRST FLOOR

LANDING

With built-in cupboard over the stairs which houses the gas fired boiler, central heating radiator, access trap to the roof space and doors to:-

BEDROOM ONE (FRONT)

4.34m x 3.25m max (14'3" x 10'8" max)

- to rear of fitted wardrobes.

Having an extensive range of fitted wardrobing extending across one side having white panelled

style doors and providing both hanging space and shelved storage. Two UPVC double glazed windows to front elevation, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Being partly tiled with white fittings comprising low level WC with push button flush, wall mounted wash hand basin with mixer tap, walk-in shower enclosure being fully tiled internally with fitted shower unit and folding glazed door, chrome towel warmer/radiator and extractor.

BEDROOM TWO (REAR)

2.90m x 2.49m (9'6" x 8'2")

With UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

2.49m x 2.29m (8'2" x 7'6")

With UPVC double glazed window and central heating radiator.

BATHROOM

With fully ceramic tiled walls and modern white fittings comprising low level WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and fitted shower unit over having glazed shower screen, obscure UPVC double glazed window, chrome towel warmer/radiator, extractor and ceiling downlighters.

OUTSIDE

FRONT

A lawned foregarden, to the right of which is a block paved driveway providing useful off-road parking space for at least three vehicles in tandem. The driveway continues past the side of the house to give direct vehicular access to:-

Features

Chalet Style Semi-Detached House

Quiet Cul-de-Sac Location

Spacious Lounge

Open Plan Kitchen/Dining Room

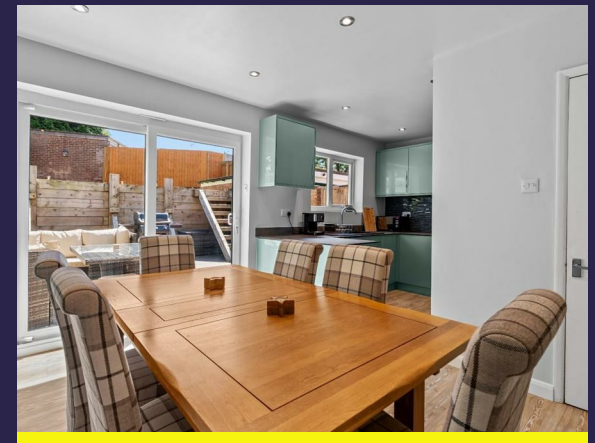
Re-fitted Kitchen Area

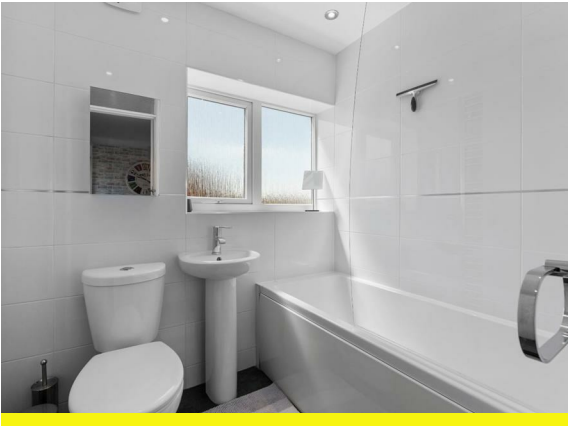
Three Bedrooms

Two Bathrooms

Block Paved Driveway and Garage

Split-Level Rear Garden





Floorplan



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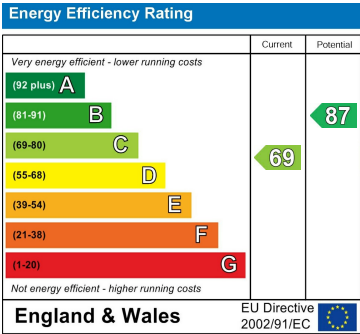
General Information

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 C - Warwick District Council



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