

**PENFOLD CLOSE, LEAMINGTON SPA CV33 9SF**



**AN EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR VILLAGE LOCATION.**

- EXTENDED FAMILY HOME
- FOUR BEDROOMS WITH ONE EN-SUITE
  - VILLAGE LOCATION
  - SPACIOUS DRIVEWAY
  - ENTRANCE HALLWAY
    - SITTING ROOM
  - MODERN KITCHEN DINER
    - FAMILY BATHROOM
      - GARAGE
  - LOVELY FAMILY GARDEN

**4 BEDROOMS**

**OFFERS OVER £400,000**

A superbly presented four bedroom, extended semi detached property, with a large driveway and detached garage, located in the favourable village of Bishops Tachbrook.

Comprising, entrance hallway, lounge, well presented kitchen diner and extended living space. There are four bedrooms and a modern family bathroom. To the rear is a landscaped garden which is mainly laid to lawn.

Bishops Tachbrook has an array of amenities including, a school, church, local pub and local shop and is very handy for local motorway access points.

If you are looking for a superb family home in good condition throughout and in a friendly family orientated village, please call and arrange your viewing asap.

The property is coming to the market with the upward part of the chain complete!

### **Location**

Bishops Tachbrook is a popular village location which benefits from local schools, shops, church, local pub/restaurant and a social club. The village is good for local motorway access points and is also only a short drive from both Leamington and Warwick town centers.

### **Approach**

Penfold close is a quiet cul-de-sac located centrally in the village. The property benefits from a spacious driveway and a detached garage. The property has lovely kerb appeal, with a front garden laid to lawn and has space to the side of the house, leading to the detached garage and side access into the private rear garden area.

### **Porch 4'9" x 2'3" (1.45 x 0.70)**

With space for coats and shoes, leading to main front door.

### **Entrance Hallway 13'10" x 3'1" (4.24 x 0.95)**

A spacious and welcoming entrance, allowing for access to the first floor stairs, sitting room and kitchen diner areas. With a light point to ceiling, a radiator and handy under stair storage space.

### **Sitting Room 11'11" x 11'3" (3.65 x 3.45)**

A charming sitting room, with a double glazed window to the front aspect, two radiators, a light point to ceiling and some built in storage space.

### **Kitchen Diner 24'5" x 19'5" (7.46 x 5.93)**

A bright and modern central hub to the property, which is a superb social setting. The dining space has double glazed French doors to the rear aspect and a further double glazed window to the rear. With spotlights to ceiling, a wall mounted radiator and space for a large dining room table and chairs.

The kitchen area benefits from a double glazed window to both front and rear aspect. This is part of the property that benefits from the extension. With spotlights to ceiling and a radiator. The kitchen area benefits from integral appliances including, fridge/freezer, dishwasher, oven/grill and induction hobs. There is space for white goods also. With a kitchen worktop that has multiple white fronted storage compartments above and below. This is a very spacious and modern Kitchen/Diner and an area that is sure to catch a buyers eye.

### **First Floor**

### **Bedroom One 10'11" x 8'8" (3.33 x 2.65)**

With a double glazed window to the front aspect, light point to ceiling, radiator and fitted wardrobes.

**Bedroom Two 10'2" x 9'1" (3.12 x 2.78)**

With a double glazed window to the rear aspect, light point to ceiling and a radiator.

**Bedroom Three 13'4" x 6'5" (4.07 x 1.98)**

With a double glazed window to the front aspect, light point to ceiling, radiator and access through to the En-Suite. There is also a loft access hatch.

**En-Suite 5'11" x 5'9" (1.82 x 1.76)**

With a walk in shower, double glazed window to the rear aspect, WC, heated towel rail, sink and light point to ceiling.

**Bedroom Four 8'10" x 8'1" (2.71 x 2.47)**

With a double glazed window to the front aspect, light point to ceiling and a radiator.

**Family Bathroom 7'2" x 5'10" (2.19 x 1.80)**

With a double glazed window to the rear aspect, spotlights to ceiling, heated towel rail, low level WC, sink with storage, bath and shower attachment.

**Garden**

This is a lovely family sized garden area, that has an initial patio area and then leading to the main part of the garden that is laid to lawn. There is a lovely pergola seating area towards the rear of the garden and a further area with space for a play area or potentially sheds and greenhouses.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123





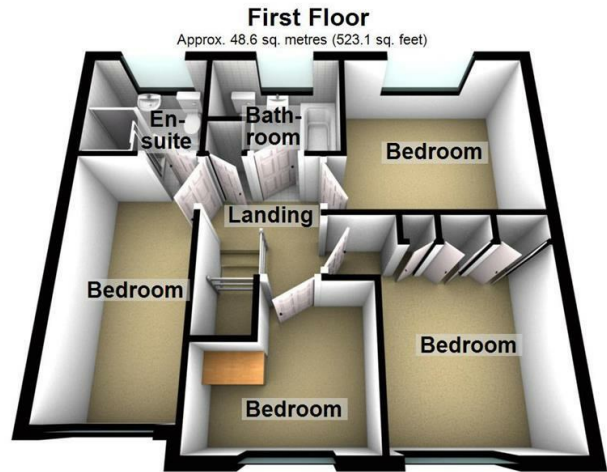
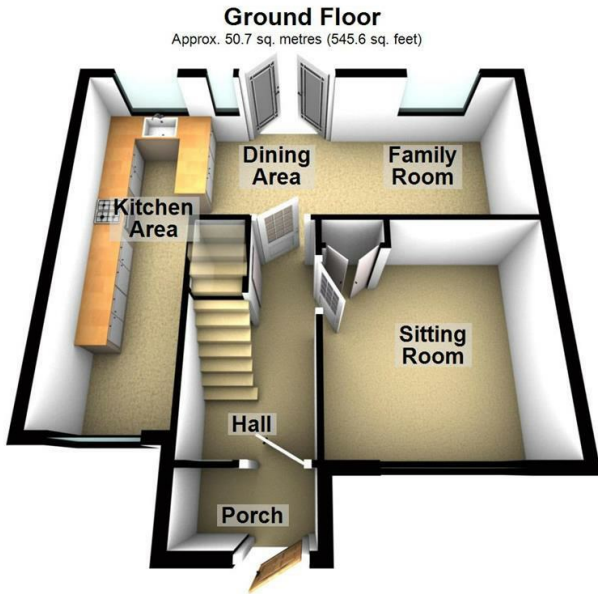












Total area: approx. 99.3 sq. metres (1068.7 sq. feet)

| Energy Efficiency Rating                    |                         | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  |                         | 72      | 83        |
|                                             | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A                                                     |                         |         |           |
| (81-91) B                                                       |                         |         |           |
| (69-80) C                                                       |                         |         |           |
| (55-68) D                                                       |                         |         |           |
| (39-54) E                                                       |                         |         |           |
| (21-38) F                                                       |                         |         |           |
| (1-20) G                                                        |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      |                         |         |           |
|                                                                 | EU Directive 2002/91/EC |         |           |