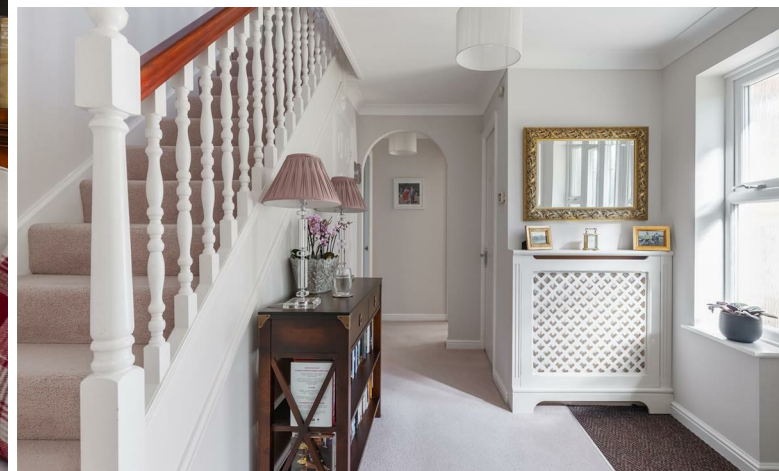


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Your Property - Our Business



37, Percival Drive, Harbury, Leamington Spa



A superbly presented, refurbished four bedroomed detached family home, with double garage and driveway. Located in a cul-de-sac overlooking a wooded green to the front and fields to the side and rear, the property offers a well-designed layout with a stunning open plan kitchen/dining area, separate living room, study/family room, ground floor WC, utility room, four bedrooms, two with en-suites and family bathroom. Double glazed uPVC windows throughout.

Briefly Comprising;

Entrance Hallway

Cornicing, radiator set behind cover, doors leading to living room, study and kitchen and a useful understairs storage and cloaks facility.

Ground Floor WC

Recently modernised to include a contemporary white suite, comprising a wall hung low level WC with concealed cistern, wash hand basin with mono mixer set into a vanity unit, splashback tiling, chrome radiator towel rail.

Living Room

12'7" x 23'7" into bay (3.86m x 7.19m into bay)

Featuring double glazed bay window to front elevation and French doors leading to the rear garden, coved cornicing, wall lighting, double radiator, feature fireplace surround with inset living flame style gas fire, further radiator set behind cover, and doors returning to dining area and hallway.

Open Plan Dining Kitchen

21'7" overall (6.58m overall)

Recently modernised and open plan but successfully zoned into two distinctive areas comprising:

Dining Area

11'10" x 10'2" plus bay (3.61m x 3.10m plus bay)

Multi-paned style bay window to rear elevation, downlighter points to ceiling, radiator, Amtico flooring extending through into:

Kitchen Area

11'10" x 17'5" max (3.61m x 5.31m max)

With a range of high gloss cupboards and drawers with a complementary Apollo Slab Tech worktop and underslung Franke one and a half bowl sink with mixer tap over, inset AEG 5-ring induction hob with stainless steel filter hood over, Neff pyrolytic steam oven





and separate Neff combined microwave and oven, AEG fridge freezer and Bosch dishwasher, recycling bin storage, larder style unit, Amtico wood effect flooring, radiators and ceiling down lighters.

Utility

5'6" x 6'2" (1.68m x 1.88m)

With matching base units and work surface with underslung sink, mono mixer and splashback tiling, wall mounted Potterton Suprema boiler, continuation of Amtico flooring, space and plumbing for washing machine/drier, radiator and door leading to garden.

Study

9'1" x 8'1" (2.77m x 2.46m)

Comprehensively fitted throughout with a range of bookshelves, cupboards, glass fronted bookcase and desk/working area, radiator, coved cornicing and window to front.

First Floor Landing

Hatch to partially boarded roof space with integrated loft ladder, window to front overlooking the green, radiator, doors leading to the bedrooms and family bathroom. Airing cupboard with insulated hot water tank and slatted shelving.

Bedroom One

13' x 10'5" plus built-in wardrobes (3.96m x 3.18m plus built-in wardrobes)

Window to rear elevation, radiator, twin double doors to built-in wardrobes providing hanging space and shelving.

En-Suite

Attractively re-fitted with a contemporary Villeroy and Boch suite comprising a wall hung washbasin with mono mixer, set into vanity cupboard providing ample storage, and wall hung WC with

concealed cistern, large over basin mirror with lighting, large walk-in shower cubicle with slate flooring and fixed rain water shower head and additional hand held shower attachment, Villeroy and Boch grey tiling to full height in shower and sink area and half-height to the remainder, ceiling downlighters, chrome towel radiator, window to rear elevation.

Bedroom Two (rear)

9'10" x 12'0" plus built-in wardrobe (3.00m x 3.66m plus built-in wardrobe)

Built-in wardrobe with double doors providing hanging and storage space, window to rear elevation, radiator.

En-Suite Shower Room

Attractively re-fitted with a contemporary white suite to comprise low level WC with concealed cistern, wash hand basin with





mono-mixer set into cream vanity cupboard with white surface above, shower cubicle with fixed rainwater style shower head and additional hand-held shower attachment, chrome towel radiator, ceiling downlighters, large mirror with lighting, window to rear elevation.

Bedroom Three

10'9" to front of fitted wardrobes x 9'2" (3.28m to front of fitted wardrobes x 2.79m)
Double doors to built-in wardrobe with hanging space and shelving, two windows to front elevation overlooking the green, radiator.

Bedroom Four (front)

10' x 7'2" (3.05m x 2.18m)
Double doors to built-in wardrobe with hanging space and shelving, two windows to the front elevation, radiator.

Family Bathroom

Attractively re-fitted with a quality modern suite to comprise Villeroy and Boch wash hand basin with mono-mixer set into wall-hung vanity cupboard, Duravit wall-hung WC with concealed cistern, Villeroy and Boch bath with wall mounted shower and extendable shower screen, cream coloured tiling throughout, chrome radiator towel rail, tiled floor, ceiling downlighters, wall-hung vanity cupboard with mirror and lighting above washbasin, window to the side elevation.

Outside (Front)

The property is approached via a shared driveway which in turn leads to the double width tarmac drive providing off-road parking for up to four vehicles and leads to landscaped stone paving to the front of the property. The remainder of the frontage is garden and

principally laid to box hedging and mature shrubs. The path extends across the front of the property and to the side, giving access to the side and rear garden. Behind the garage there is a timber garden shed with lighting.

Double Garage

16'4" x 18'2" (4.98m x 5.54m)
With two up and over doors, power and light as fitted, personal door to side.

Rear Garden

Attractively landscaped and predominantly laid to lawn with lovely deep well-stocked herbaceous borders with a central bed. Variety of mature trees offering complete privacy. There is a landscaped patio area providing space for dining, seating and entertainment. Gravel area to one side of the property providing a useful storage area.





Location

Harbury is located approximately six miles south-east of Leamington Spa and three miles from the market town of Southam. The village has excellent transport links, being four miles from Junction 12 of the M40.

Village Amenities

This popular village provides numerous services, including a Church of England primary school, Post Office, two general stores, hairdressers, pharmacy, community library and café, doctors' surgery, beauticians, three pubs and a village hall which hosts theatre productions and film nights. The village has a strong sense of community and offers a variety of clubs and societies.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band G.

Location

CV33 9GZ



Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

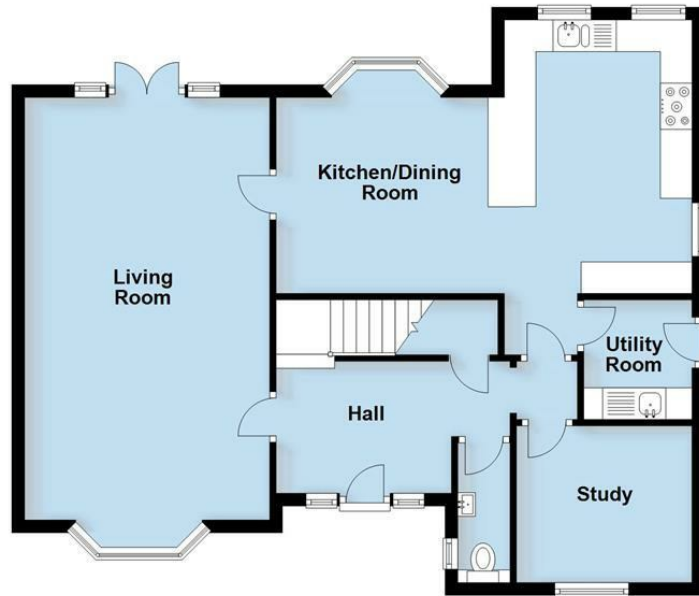
01926 881144 ehbresidential.com

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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

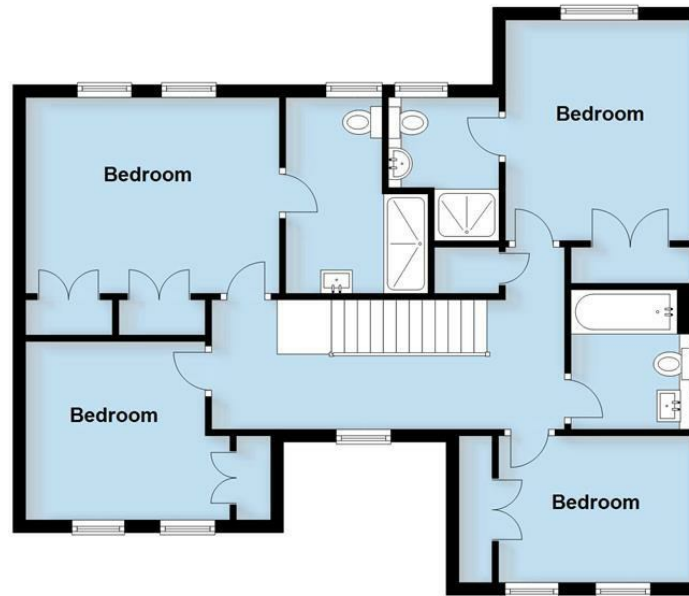
Ground Floor

Approx. 77.0 sq. metres (829.2 sq. feet)



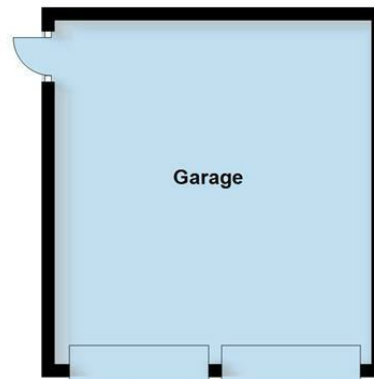
First Floor

Approx. 73.6 sq. metres (791.9 sq. feet)



Garage

Approx. 27.3 sq. metres (293.9 sq. feet)



Total area: approx. 177.9 sq. metres (1915.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area includes the Garage