





A recently constructed modern spacious three bedroomed detached property, benefitting from a cul-de-sac position, with en-suite to master bedroom and featuring open plan kitchen/dining/family room.

Briefly Comprising;

Entrance hallway, sitting room, spacious open plan kitchen/dining/family room with bi-fold doors and upgraded refitted kitchen, spacious utility, ground floor WC. First floor landing, master bedroom with en-suite shower room, further large double bedroom and spacious third bedroom, family shower room. Upvc double glazing, gas radiator heating. Lawned front garden and gravel driveway, patio and lawned rear garden. Garage.

This property forms one of a pair of recently constructed, individual detached properties, which boasts being in this end of a cul-de-sac position, yet conveniently within an established North Leamington location, with good access to local shops and schools. This particular property is very well presented throughout, benefitting from an upgraded kitchen and highly appointed bathrooms. Of particular note is the open plan kitchen/dining/family room to the rear of the property with bi-fold doors leading directly out onto the garden.

The Property

Is approached via gravel driveway giving access to a

canopy porch with slate flagged paved path leading up to...

Entrance Door

With double glazed window and matching obscure glazed window to side giving access to...

Entrance Hallway

With downlighter points to ceiling, radiator, staircase rising to first floor with custom timber spoked balustrade, useful understair store cupboard.



Sitting Room

12'11" x 13'9" (3.94m x 4.19m)

With a upvc double glazed boxed bay window to front, radiator.

Kitchen/Dining/Family Room

16'9" x 19' (5.11m x 5.79m)

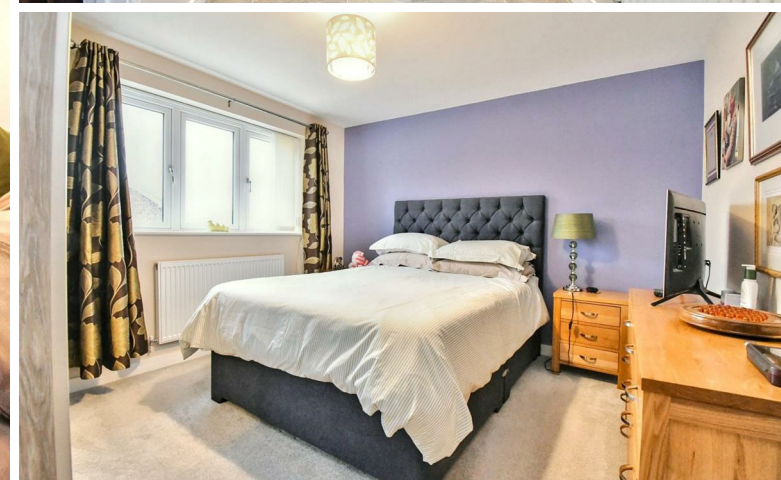
Being open plan yet forming distinctive areas. The kitchen having been attractively refitted with a range of matt fronted green wall and base units with solid working surface and matching upstands over, underslung one and a half bowl sink unit with mixer tap and drainer grooves to working surface to side, inset four point induction hob with

concealed filter hood, oven to side and microwave over. Concealed Bosch dishwasher, American style LG fridge freezer to side. Contrasting central island, five pane bi-fold doors to the dining/family room lead to the garden with integral fitted blinds, column style radiator, downlighter points to ceiling, door through to...

Utility Room

11'9" x 6'2" plus doorway area (3.58m x 1.88m plus doorway area)

With base units and wood block look working surface over, stainless steel sink drainer unit with mixer tap, space and plumbing for washing machine, space for



tumble drier, wall mounted Baxi boiler, upvc double glazed window to rear elevation, upvc double glazed French door with integral blind to garden, radiator, continuation of flooring from kitchen.

Ground Floor WC

With white low level WC, mono-mixer, wash hand basin, continuation of flooring, downlighter points to ceiling, extractor, radiator.

First Floor Landing

With matching balustrade, oak doors to all first floor accommodation, hatch to roof space, opaque double



glazed window to side elevation. LINEN CUPBOARD with slatted shelving and automatic light.

Bedroom One (Rear)

10'4" x 15'2" (3.15m x 4.62m)

With upvc double glazed window to rear elevation, radiator, door to...

En-Suite Shower Room/WC

Fitted with a shower cubicle with wall mounted shower and control, wash hand basin set into vanity unit with mono-mixer, low level WC, chrome radiator towel rail, upvc obscure double glazed window to side elevation.

Bedroom Two (Front)

12'1" x 11'1" (3.68m x 3.38m)

With upvc double glazed window to front elevation, radiator.

Bedroom Three

8'5" x 11'10" (2.57m x 3.61m)

With upvc double glazed window to rear elevation, radiator.

Family Bathroom

Attractively fitted as a shower room with low level WC, pedestal wash hand basin set into vanity unit, double shower cubicle with wall mounted shower and control,



splashback tiling, chrome radiator towel rail, upvc obscure double glazed window to front elevation, downlighter points to ceiling, extractor.

Note: Shower room could easily be reinstated as a bathroom should somebody require.

Outside (Front)

The property is approached via a shared gravel driveway leading to private parking area and the adjoining garage. The remainder of the garden is laid to lawn.



Outside (Rear)

The rear garden is principally surrounded in the main by close board timber fencing, predominantly laid to lawn with a broad flagged patio across the rear of the property, timber edged herbaceous planted borders, gated access leading to the side of the property for bin storage, with further gate leading to the front.

Garage

11'11" x 15'6" (3.63m x 4.72m)

With electric roller door to front, power and light as fitted.

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 system, 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 C.

Location

CV32 7SW

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- Lettings and Property Managers •
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Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



Total area: approx. 136.9 sq. metres (1473.7 sq. feet)

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