

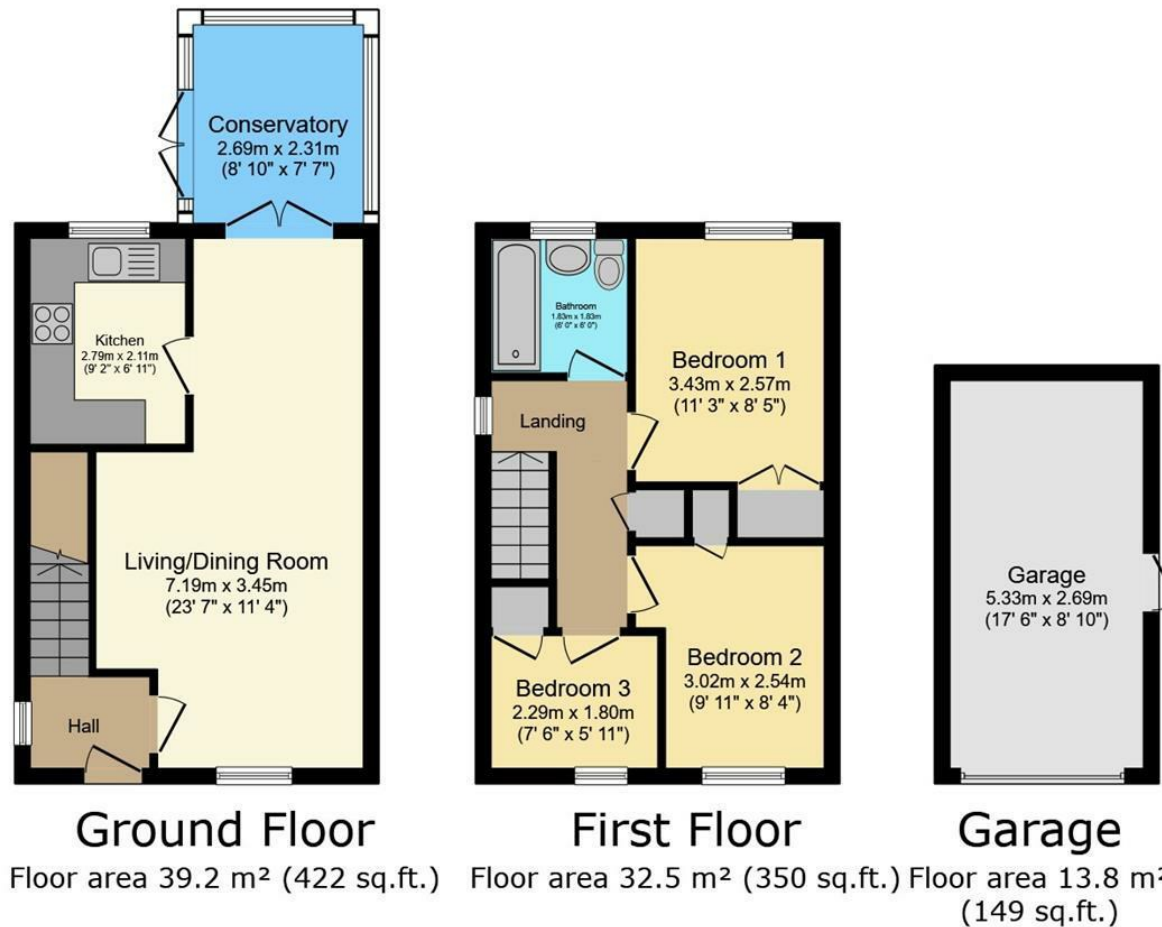
Peter Clarke



4 Willow Sheets Meadow, Cubbington, Leamington Spa, CV32 7XL



## 4 Willow Sheets Meadow, Cubbington, CV32 7XL



TOTAL: 85.5 m<sup>2</sup> (920 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Spacious semi-detached home
- Three well-proportioned bedrooms
- Through living and dining room
- Modern fitted kitchen
- Refitted family bathroom
- Conservatory
- South facing rear garden
- Driveway parking and detached single garage
- Brand new central heating boiler
- EPC Rating C



Offers In Excess Of  
£340,000

A beautifully presented, spacious and well positioned three bedroom family home situated to the north of Cubbington, just off the Coventry Road. This fantastic home has interior accommodation briefly comprising entrance hall, through lounge/diner, conservatory and modern fitted kitchen. To the first floor are three generous bedrooms, two of which are double, and all benefit from built in storage. The picture is completed with a modern family bathroom.

Outside, the property benefits from a well maintained and lawned foregarden, a beautifully landscaped south facing rear garden, driveway parking for three cars and detached single garage with side access. NO FORWARD CHAIN

#### APPROACH

Accessed from Willow Sheets Meadow via the tarmac driveway leading up to a footpath and composite front door, which opens into:

#### ENTRANCE HALL

with stairs rising to the first floor landing, side facing double glazed window and internal door opening into the:

#### THROUGH LOUNGE/DINER

A large dual aspect room providing ample space for both living and dining furniture, having front facing double glazed window with rear facing double glazed french doors opening into the conservatory. Further internal door leading through to the kitchen and benefiting from a useful understairs storage cupboard.

#### CONSERVATORY

accessed from the dining portion of the through lounge/diner is the conservatory benefiting from triple aspect double glazed panels giving views over the south facing rear garden and having french doors opening to the paved rear terrace.

#### KITCHEN

A beautifully appointed and modern fitted kitchen comprising a range of white gloss, wall and base mounted units with contrasting work surfaces over and having an inset sink with drainer, built in fan assisted

oven and counter top mounted hob, with additional space being available for an upright fridge freezer and a washing machine. The kitchen is completed with high grade vinyl flooring, ceramic tiling to all splashbacks and a double glazed window overlooking the stunning rear garden.

#### FIRST FLOOR LANDING

gives way to all three bedrooms, family bathroom and loft storage area via a loft storage hatch, and benefits from a side facing double glazed window with internal airing cupboard.

#### BEDROOM ONE

A well proportioned double room benefiting from a double fronted built in storage wardrobe and rear facing double glazed window overlooking the lawned rear garden.

#### BEDROOM TWO

Another spacious double bedroom, also benefiting from a built in storage wardrobe and having front facing double glazed window.

#### FAMILY BATHROOM

This beautifully appointed family bathroom features a white suite comprising enclosed cistern dual flush WC, vanity unit mounted wash hand basin with undercounter storage and panelled bath with glass screen and mains fed shower. Having ceramic tiling to













floor and all splashback areas, and a rear facing double glazed and obscured window.

### BEDROOM THREE

The third bedroom is a well sized single room, currently being utilised as a dressing room, and benefits from a half-height built in storage cupboard and front facing double glazed window.

### OUTSIDE TO THE FRONT

is a sizeable and well maintained lawned foregarden, whilst sitting alongside it is a tarmac driveway enabling off road parking for 3+ cars. From here, the rear garden is accessed via a side access gate and the driveway leads up to a:

### THE REAR GARDEN

### DETACHED SINGLE GARAGE

having internal access from the rear garden and benefits from up and over aluminium garage door.

### REAR GARDEN

To the rear of the property is a beautifully maintained and well proportioned south facing, lawned rear garden benefiting from a sizeable paved rear dining terrace accessible directly from the conservatory and benefiting from exterior tap and gated side access from the driveway.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, electricity and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie





in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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