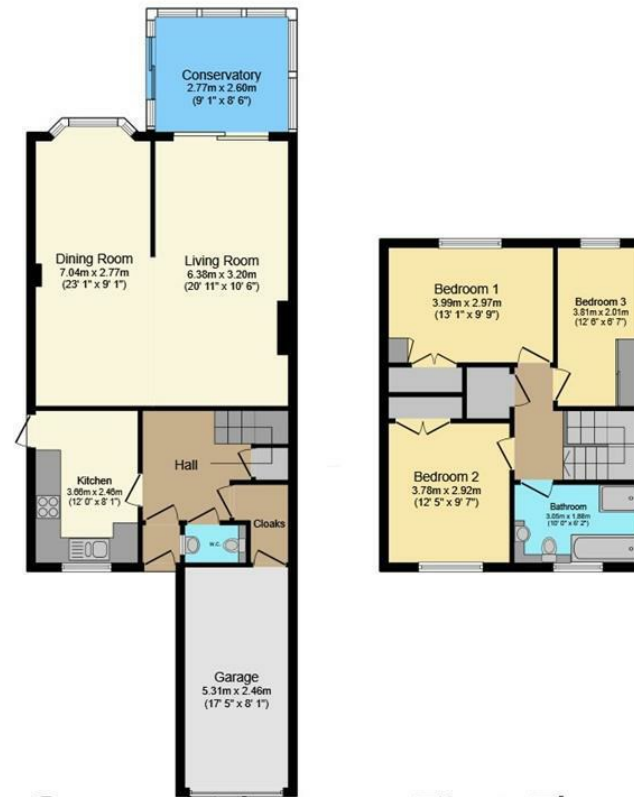


Peter Clarke



32 Holt Avenue, Bishops Tachbrook, Leamington Spa, CV33 9RE

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Ground Floor First Floor

Floor area 85.0 m<sup>2</sup> (915 sq.ft.) Floor area 45.9 m<sup>2</sup> (494 sq.ft.)

TOTAL: 131.0 m<sup>2</sup> (1,410 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)





- Extended Family Home
- Three Generous Bedrooms
- Modern Family Bathroom
- Refitted Breakfast Kitchen
- Extended Living & Dining Rooms
- Conservatory
- Guest W.C
- Driveway Parking & Garage
- South West Facing Rear Garden
- EPC Rating TBC



Offers In Excess Of  
£360,000

This beautifully presented, largely extended and incredibly spacious three bedroom semi-detached family home is situated in the ever popular village of Bishops Tachbrook, lying within easy reach of local amenities, schools and commuter links and offering well proportioned and tastefully decorated interior accommodation. Briefly comprising entrance porch, inner hallway, guest WC, cloaks storage cupboard, breakfast kitchen, living room, dining room and conservatory. To the first floor are three well proportioned bedrooms and a separate four-piece family bathroom. Outside, the property also benefits from driveway parking and an integrated single garage with a south westerly facing, lawned rear garden.

Internal viewing is recommend the space and quality of accommodation this incredible home has to offer.

#### APPROACH

Accessed from Holt Avenue via a tarmac driveway with steps leading up to footpath, which in turn leads to the double glazed front door. This opens in to:

#### ENTRANCE PORCH

With further timber and glazed front door opening into:

#### INNER HALLWAY

Having stairs rising to the first floor landing and gives way to the living and dining room, kitchen/breakfast room, cloaks storage cupboard and guest WC. In turn, it also benefits from a useful understairs storage cupboard.

#### GUEST WC

Comprising a white suite with enclosed cistern WC with dual flush and vanity unit mounted wash hand basin with chrome monobloc tap.

#### BREAKFAST KITCHEN

A contemporary style breakfast kitchen comprising a range of gloss fronted wall and base mounted units with contrasting granite effect work surfaces over and an inset stainless steel sink and drainer unit. Having a range of integrated appliances including induction hob with overhead extractor, fan assisted electric oven and combination microwave, undercounter fridge and dishwasher. In addition, the kitchen has ample space for informal dining and has a large double glazed

window to the front elevation, useful service hatch leading to the dining room and timber and glazed side access door leading to the covered side walkway.

#### RECEPTION ROOMS

The reception area of this property has been largely extended by the current owners to create a living and dining room measuring in excess of 20' in length. The living portion of the space provides ample room for living room furniture and has a feature fireplace with open archway through to additional seating area leading towards sliding patio doors which open into the conservatory. Another large open archway leads through to the dining portion of the reception area, which provides ample room for dining to seat 6-8 guests with additional seating area to the rear of the room. In addition, the room also features a large double glazed bay window which looks out on to the lawned south westerly facing rear garden and features a useful bench window seat.

#### CONSERVATORY

Accessed from the living area the versatile conservatory provides both views and access to the rear garden and offers the ideal spot to enjoy the outlook any time of the year.

#### FIRST FLOOR LANDING

Having stairs rising from entrance hallway and leads to all three bedrooms and family bathroom, as well as benefiting from a large built-in airing cupboard.













### BEDROOM ONE

A well proportioned double bedroom featuring a range of integrated bedroom storage furniture comprising four door built in storage wardrobe with overhead storage cupboards, two bedside tables, built in chest of drawers and two low level cupboards. Further to this, the principal bedroom also has a rear facing double glazed window overlooking the rear garden and surrounding countryside.

### BEDROOM TWO

The second bedroom is another well proportioned double, again benefiting from built-in storage – this time in the way of a double fronted built-in storage cupboard and provides ample room for double bed and additional bedroom furniture. With a front facing double glazed window overlooking the foregarden.

### FAMILY BATHROOM

Comprising a four piece white suite with low level WC and enclosed cistern with dual flush, vanity unit mounted wash hand basin with under counter storage, large panelled bath with chrome monobloc tap and walk-in shower cubicle with fixed glass screen and electric shower. Having ceramic tiling to all splashback areas, obscured double glazed window to the front elevation and centrally heated towel rail.

### BEDROOM THREE

A large single room, but could accommodate a double bed as a guest room, featuring a large double fronted sliding door built-in storage wardrobe and rear facing double glazed window overlooking the rear garden and beyond.

### OUTSIDE TO THE FRONT

is a low maintenance foregarden with useful timber bin store. In front of this is a tarmac driveway providing off road parking for two vehicles side by side, whilst to the side of the property is a covered and lockable side access path. Also accessible from the driveway is the:

### INTEGRATED SINGLE GARAGE

Accessed internally from the cloaks storage cupboard and benefiting from both power and lighting, this useful single garage has an up and over garage door to the front elevation.



## TO THE REAR

is a south westerly facing and lawned rear garden benefiting from a well proportioned paved rear dining terrace accessible directly from the conservatory with steps leading up to a raised lawn having well stocked plant and shrub borders and benefiting from two useful timber storage sheds.

## GENERAL INFORMATION

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

**SERVICES:** We have been advised by the vendor that mains electric, gas, water 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 D.

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

**VIEWING:** By Prior Appointment with the selling agent.

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