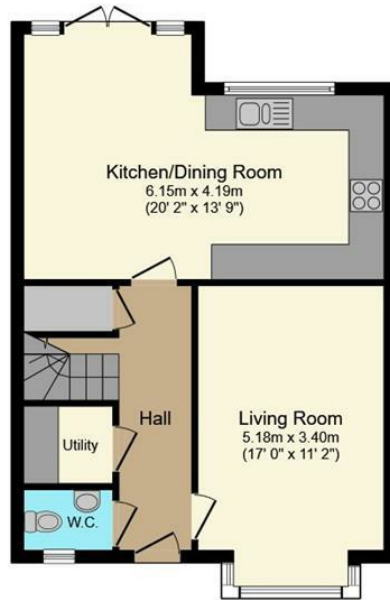


Peter Clarke



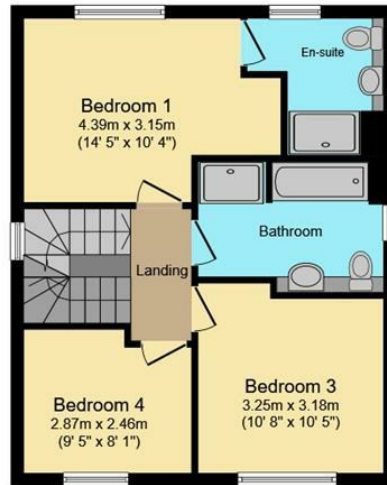
78 Yardley Way, Bishops Tachbrook, Leamington Spa, CV33 9SU

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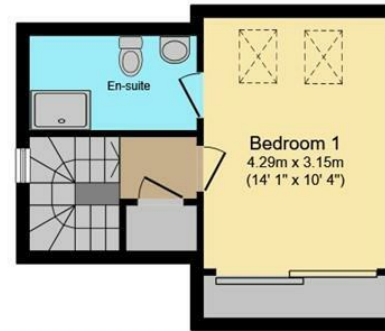
Ground Floor

Floor area 51.9 m² (559 sq.ft.)



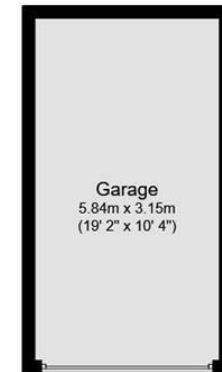
First Floor

Floor area 47.7 m² (514 sq.ft.)



Second Floor

Floor area 27.1 m² (292 sq.ft.)



Garage

Floor area 18.4 m² (198 sq.ft.)

TOTAL: 145.1 m² (1,562 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



- Detached family home
- Constructed by Bloor Homes to the Helmsley design
- Four generous bedrooms
- Family bathroom and two en suite shower rooms
- Well proportioned living room
- Large kitchen/dining room
- Utility and guest WC
- Driveway and garage
- Westerly facing rear garden
- EPC B



Offers In Excess Of
£500,000

A beautifully presented and recently constructed four bedroom detached family home situated to the south of Bishops Tachbrook village. This beautifully constructed property was built by Bloor Homes in 2018 to the Helmsley design and has interior accommodation comprising large entrance hallway, guest WC, living room, kitchen/dining room, utility. To the first floor are three bedrooms, an en suite shower room and luxury family bathroom with separate shower. To the second floor is the principal bedroom and further en suite. Outside, the property benefits from a large tarmac driveway to the side of the property enabling off road parking for up to three cars, a detached single garage benefiting from both power and lighting and a westerly facing lawned rear garden.

APPROACH

Accessed from Yardley Way on the Bloor Homes development, a tiled footpath leads up to the composite front door which, in turn, opens into:

ENTRANCE HALL

having stairs rising to first floor landing and giving way to both living room and kitchen/dining room, as well as giving access to the utility and guest WC, this spacious entrance hallway also benefits from a useful understairs storage cupboard.

LIVING ROOM

This well proportioned main reception room has a large double glazed bay window to the front elevation and provides ample space for living furniture.

KITCHEN/DINING ROOM

Also accessed from the hallway is this large L shaped kitchen/dining room comprising a range of contemporary style shaker wall and base mounted units with contrasting work surfaces over and an inset one and one half bowl sink and drainer. Benefiting from a range of integrated appliances including Bosch induction hob and double oven, overhead extractor fan, full size dishwasher and integrated fridge freezer. In addition, there is a useful breakfast bar and there is ample space for a dining table to comfortably accommodate six to eight guests. The kitchen also boasts a rear facing double glazed window and french doors giving views and direct access out on to the westerly facing lawned rear garden.

UTILITY

The utility is accessed from the entrance hall and provides high level storage cabinets, large counter top and space and plumbing for both washing machine and tumble dryer, and also plays host to the central heating boiler.

GUEST WC

The guest WC comprises a two piece suite with low level WC and dual flush, wall mounted wash hand basin with ceramic tiling to splashbacks. Having an obscured double glazed window to the front elevation.

FIRST FLOOR LANDING

having stairs rising from the entrance hallway and benefiting from a side facing double glazed window, and gives way to three bedrooms and family bathroom.

BEDROOM TWO

This well proportioned double bedroom features a rear facing double glazed window overlooking the westerly facing lawned rear garden. In addition, there is a large alcove providing ample space for a freestanding or built in wardrobe if required and an internal door leading through to the luxury en suite shower room.

EN SUITE SHOWER ROOM

comprising a three piece suite with low level WC and dual flush, wall mounted wash hand basin and oversized shower cubicle with sliding glass screen and mains fed shower. Having high grade ceramic tiling to floor and all splashbacks and an obscured double glazed window to the rear elevation.







BEDROOM THREE

is another generous double bedroom, this time having front facing double glazed window providing ample space for a double or king size bed.

BEDROOM FOUR

currently being utilised as a home office and has a front facing double glazed window, but could easily accommodate a single bedroom, nursery or playroom. Benefiting from a front facing double glazed window overlooking the neighbouring school grounds.

FAMILY BATHROOM

This beautifully presented four piece suite comprises low level WC with dual flush, wall mounted wash hand basin, panelled bath with mixer tap and enclosed and oversized shower cubicle with mains fed shower and sliding glass screen. Having ceramic tiling to floor and all splashbacks, and an obscured double glazed window to the side elevation.

SECOND FLOOR LANDING

has stairs rising from the entrance hall and has an enclosed airing cupboard housing the pressurised hot water cylinder. Sitting alongside this is a timber door opening into the principal bedroom suite.

BEDROOM ONE

This large double bedroom currently houses a king size bed and features a full length four mirror doored sliding door wardrobe with two Velux style roof lights to the rear elevation and internal door leading through to the luxury en suite.

EN SUITE

comprising a three piece suite with low level WC and dual flush, wall mounted wash hand basin and oversized and enclosed shower cubicle with mains fed shower. Having high grade ceramic tiling to floor and all splashbacks and a rear facing Velux style roof light.

OUTSIDE TO THE FRONT

is a low maintenance, hardstanding foregarden with paved footpath leading to the front door, whilst to the side is a tarmac driveway enabling off road parking for up to three vehicles. This provides easy access to the detached single garage with pedestrian gated access leading into the westerly facing rear garden.

GARAGE

The single garage benefits from both power and lighting and is accessed from the driveway via an up and over garage door.

REAR GARDEN

The westerly facing lawned rear garden features a large paved rear dining terrace accessible directly from the kitchen and benefiting from exterior lighting and power with a beautifully landscaped lawned area with low level rendered wall and integrated bench seating. To the rear of the lawn is a further dining terrace. The garden also features a custom made timber storage shed.

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, electric, 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 F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. 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.





Multi-award winning offices
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Peter Clarke

