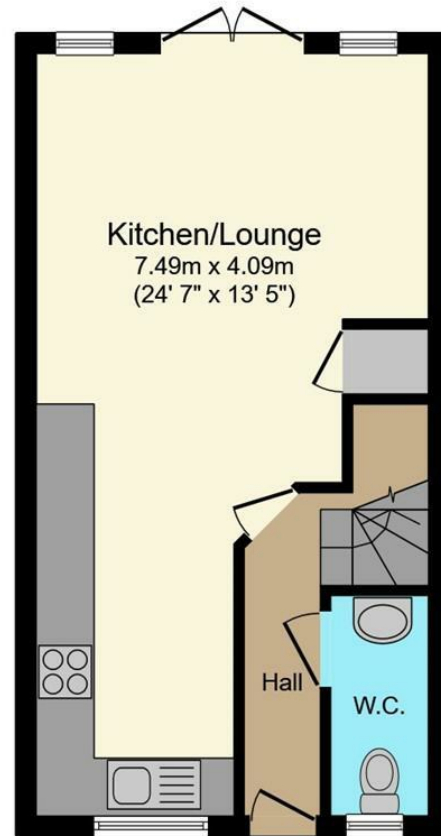


Peter Clarke



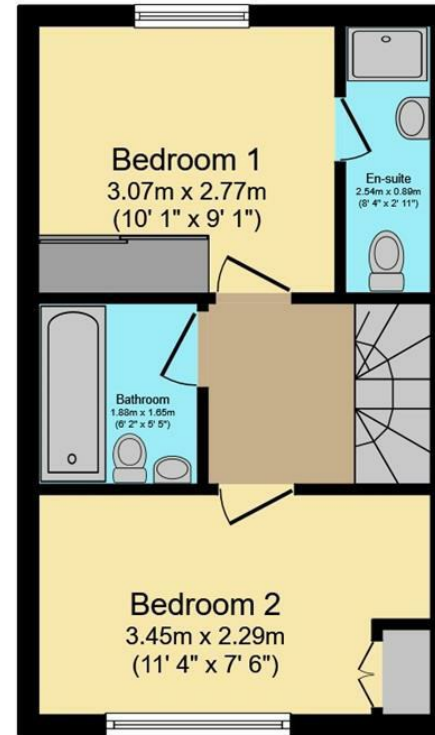
11 Royal Boulevard, Bishops Tachbrook, Leamington Spa, CV33 9UG

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Ground Floor

Floor area 32.1 sq.m. (345 sq.ft.)



First Floor

Floor area 29.0 sq.m. (312 sq.ft.)

Total floor area: 61.1 sq.m. (657 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)





- Modern two double bedroom home
- AC Lloyd Bradford design
- Family bathroom and en suite
- Open plan kitchen/living/dining room
- Guest WC
- Driveway parking for 2 vehicles
- West facing lawned rear garden
- EPC Rating B



Offers In Excess Of  
£300,000

This beautifully appointed and conveniently located modern two double bedroom property is located within easy reach of both Leamington and Warwick town centres, the fantastic local schooling, amenities and commuter links. Having interior accommodation briefly comprising welcoming entrance hall with guest WC, open plan kitchen/living/dining room, two first floor double bedrooms, one of which benefits from a luxury en suite, and a further family bathroom. Outside, the property boasts lawned gardens to both front and rear elevations and tarmac driveway enabling off road parking for 2+ vehicles. Internal viewing is highly recommended to appreciate the size, quality and position that this fantastic property has to offer.

#### APPROACH

accessed from Royal Boulevard via the tarmac driveway leading up to a paved footpath, which in turn leads to a composite and double glazed front door. This opens in to:

#### ENTRANCE HALLWAY

The entrance hall has stairs rising to the first floor landing and gives way to the kitchen/living/dining room, and guest WC.

#### GUEST WC

comprises a contemporary style Vitra white suite with low level WC and dual flush, pedestal wash hand basin with ceramic tiling to splashback and chrome monobloc tap. Having an obscured double glazed window to the front elevation.

#### OPEN PLAN KITCHEN/LIVING/DINING ROOM

This beautifully appointed and contemporary style kitchen/living/dining space comprises a modern white gloss kitchen with a range of wall and base mounted units and contrasting Corian work surfaces over, with integrated appliances including fan assisted electric oven, four ring gas hob and brushed stainless steel overhead extractor fan, integrated washer dryer, full size dishwasher and enclosed upright fridge freezer. Further to this, there is a one and one half bowl stainless steel sink and drainer unit with chrome monobloc tap, front facing double glazed window and the kitchen also plays

host to the Worcester Bosch combination central heating boiler. In addition, there is ample room provided for both living and dining room furniture, with large double glazed windows and French doors giving views and direct access over the paved rear dining terrace and westerly facing lawned garden beyond. Completing the picture we have a useful and large understairs storage cupboard.

#### FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to both bedrooms, family bathroom and benefits from a side facing double glazed window and also features loft access hatch leading to loft storage area.

#### BEDROOM ONE

This beautifully presented double room has a rear facing double glazed window overlooking the westerly facing lawned rear garden and benefits from a range of integrated and mirror fronted sliding door built in storage wardrobes. Further to this, there is an internal door opening into the stunning en suite shower room.

#### EN SUITE SHOWER ROOM

comprising a three piece Vitra suite made up of a low level WC with dual flush, pedestal wash hand basin with chrome monobloc tap and enclosed shower cubicle with folding glass screen and dual headed mains fed shower. Having ceramic tiling to all splashback areas and centrally heated ladder style towel rail.

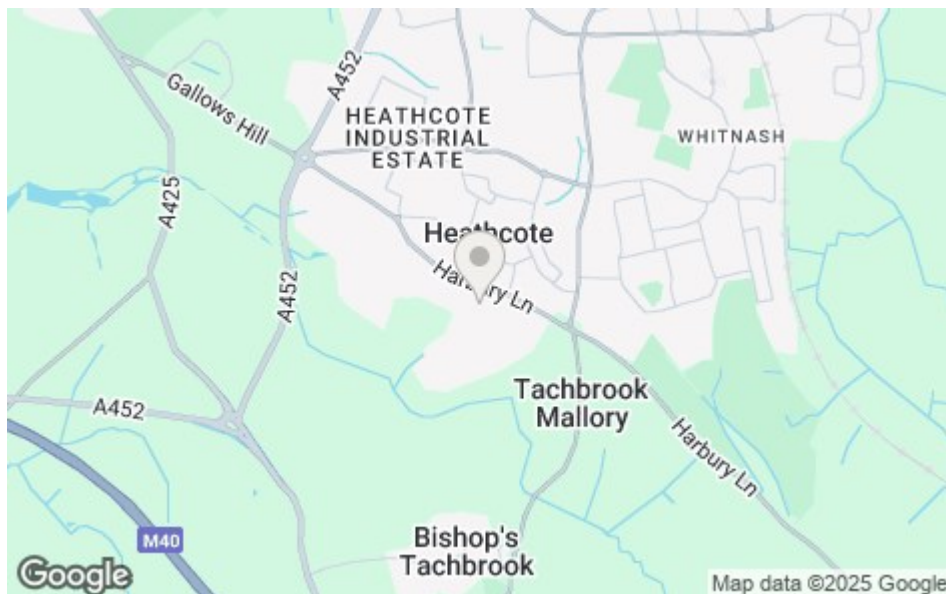












## BEDROOM TWO

The second bedroom, again is a double capable room, this time also benefiting from a range of integrated bedroom furniture comprising full length double fronted storage wardrobe with large storage shelf and additional half height double depth storage wardrobe. The picture is completed with large double glazed window to the front elevation giving views over the lawned foregarden and neighbouring park.

## FAMILY BATHROOM

The family bathroom comprises a three piece Vitra suite with low level WC having dual flush, pedestal wash hand basin with chrome monobloc tap and panelled bath with chrome mixer tap and shower head featuring a fixed glass screen and having high grade vinyl flooring and ceramic tiling to all splashback areas, with centrally heated ladder style towel rail.

## OUTSIDE TO FRONT

is a well maintained and lawned foregarden, whilst sitting alongside this is a tarmac driveway enabling off road parking for 2+ vehicles. This in turn leads up to gated access opening in to the westerly facing lawned rear garden.

## REAR GARDEN

This beautifully proportioned and well kept fence enclosed rear garden benefits from a large paved dining terrace accessible directly from the open plan kitchen/living/dining room and having gated access directly from the tarmac driveway. With well stocked plant and shrub borders and benefiting from a useful 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 C.

**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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