

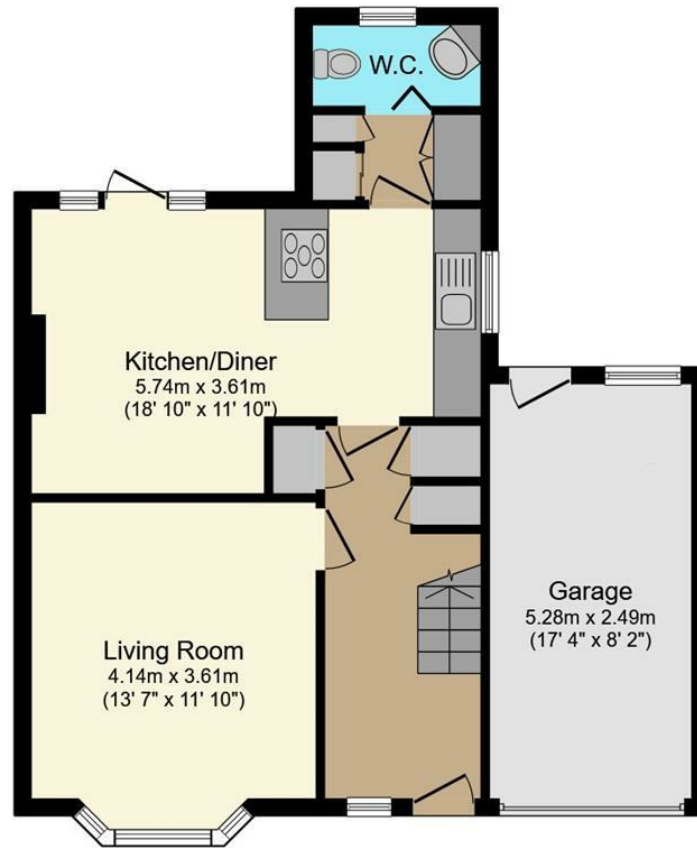
Peter Clarke



3 Offchurch Road, Leamington Spa, CV32 7NW

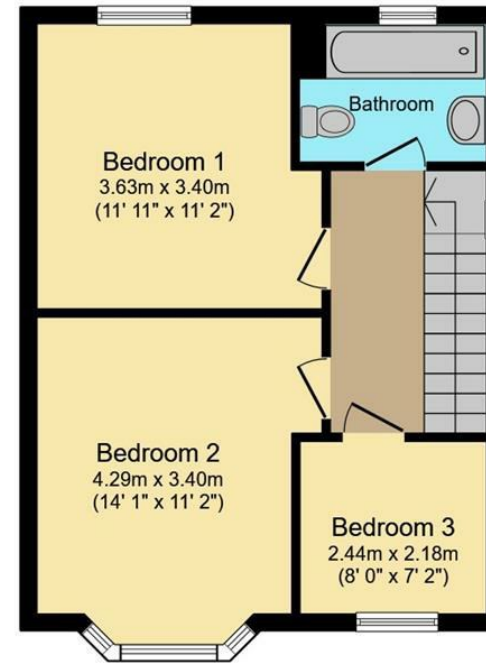


3 Offchurch Road, Leamington Spa, CV32 7NW



**Ground Floor**

Floor area 62.1 sq.m. (668 sq.ft.)



**First Floor**

Floor area 43.1 sq.m. (464 sq.ft.)

Total floor area: 105.2 sq.m. (1,132 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)



- Well proportioned three bedroom home
- Popular village location
- Open plan kitchen/dining room
- Well proportioned living room
- Utility and guest WC
- Lawned foregarden
- Driveway parking for two cars
- Attached single garage
- Well proportioned lawned rear garden and dining terrace
- EPC - D



Offers In Excess Of  
£400,000

This beautifully presented, conveniently located and well proportioned three bedroom semi-detached home is located in the popular village of Cubbington situated to the north of Leamington town centre. Having interior accommodation comprising well proportioned entrance hall, generous living room, sizeable kitchen/dining room, utility and guest WC, whilst to the first floor are two generous double bedrooms, a third well sized single bedroom and a modern family bathroom. Outside, the property boasts tarmac driveway parking for two cars, attached single garage benefiting from power, lighting and rear access, and a well proportioned lawned rear garden with two decked rear dining terraces. The property also offers scope for extension subject to further planning permission.

Internal viewing is highly recommended to appreciate the size, quality and potential that this fantastic home has to offer.

#### APPROACH

accessed from Offchurch Road via a private tarmac driveway enabling off road parking for two cars, this leads past the well maintained lawned foregarden up to a canopy porch and composite front door, which opens in to:

#### ENTRANCE HALL

having stairs rising to first floor landing and benefits from two useful understairs storage cupboards with a further cloaks cupboard. Having engineered oak flooring and doors leading through to the kitchen/dining room and living room.

#### LIVING ROOM

This beautifully presented bay fronted living room has a large double glazed window to the front elevation giving views over the foregarden and surrounding countryside, and has engineered oak flooring and inset spotlights with wall mounted display shelving.

#### KITCHEN/DINING ROOM

This modern fitted kitchen/dining room comprises a range of off-white fronted wall and base mounted units with solid wood butchers block work surfaces over and benefits from a range of integrated appliances including double fan assisted oven, integrated microwave, five ring gas hob with brushed stainless steel and glass overhead extractor, integrated dishwasher, counter top mounted sink and drainer with monobloc tap and

ample space for a large freestanding American style fridge. In addition, there is ample room for informal dining for six to eight guests and the kitchen features double glazed windows to both side and rear elevations with further double glazed door giving views and direct access on to the decked rear dining terrace and lawned garden beyond. Also accessible from the kitchen via a timber panelled door is the:

#### UTILITY

with a large double fronted pantry storage cupboard, space and plumbing for both washing machine and tumble dryer and three further useful built in storage cupboards. With timber concertina door opening in to:

#### GUEST WC

having a white suite comprising low level WC with dual flush, wall mounted wash hand basin with ceramic tiling to floor and splashback areas, and obscured double glazed window to rear elevation. The picture is completed with a centrally heated towel rail.

#### FIRST FLOOR LANDING

having stairs rising from entrance hall and gives way to all three bedrooms and the family bathroom, and benefits from built in airing cupboard which also houses the recently installed Glow-Worm combination central heating boiler. With a side facing obscured double glazed window, drop down loft access hatch with ladder and light leading to fully boarded loft storage area and having timber panelled door opening in to:

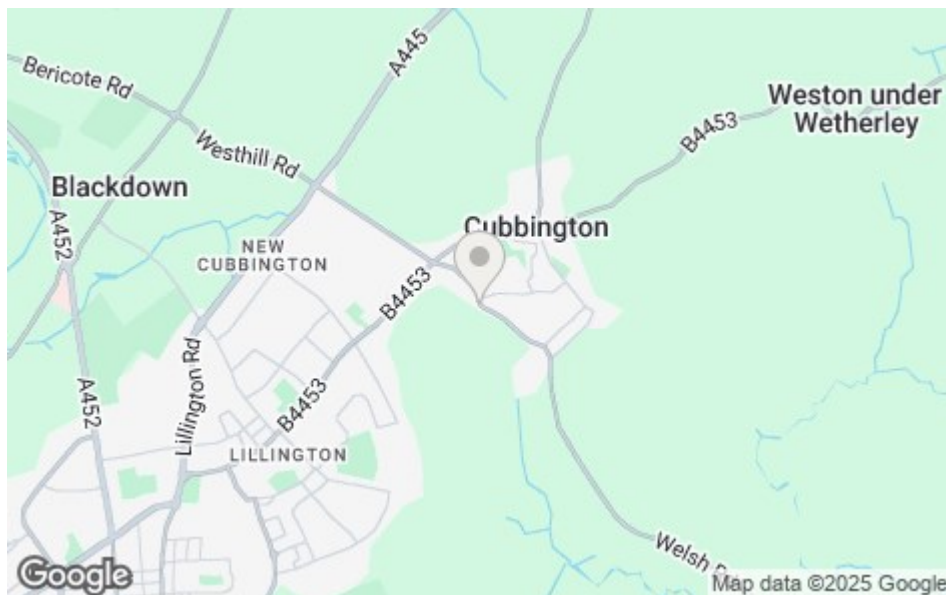












### BEDROOM ONE

This large double bedroom, currently housing a super king bed, has a bay fronted double glazed window to the front elevation providing lovely views over the foregarden and surrounding countryside.

### FAMILY BATHROOM

This modern and well appointed three piece family bathroom comprises an oversized P shaped bath with mains fed dual headed shower over and chrome monobloc tap, low level WC with dual flush, and pedestal wash hand basin. In addition, there is wall mounted vanity mirror, ceramic tiling to floor and all walls with inset display shelving, and an obscured double glazed window to the rear elevation.

### BEDROOM TWO

Another well sized double room, this time featuring a king size bed, and currently playing host to a large freestanding open fronted storage wardrobe. Having a double glazed window to the rear elevation overlooking the decked rear dining terrace and lawned garden.

### BEDROOM THREE

currently being utilised as a home office, the third single bedroom has a large double glazed window to the front elevation offering views over the foregarden and surrounding countryside. With recently installed timber panelled wall, inset downlighters and central heating radiator.

### OUTSIDE TO FRONT

is a hedgerow enclosed lawned foregarden with well stocked borders and beds, and driveway enabling off road parking for two cars. This leads up to the:

### ATTACHED SINGLE GARAGE

benefiting from both power and lighting and having aluminium up and over garage door to the front elevation accessible directly from the driveway. The garage also benefits from rear facing double glazed window and access door from the rear garden.





## TO THE REAR

accessible directly from the kitchen/dining room is a large decked rear dining terrace, well proportioned and maintained lawned garden area with well stocked plant and shrub borders, newly installed fence boundaries and further raised decked terrace to the rear of the garden.

## 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 D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D . 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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