

Peter Clarke



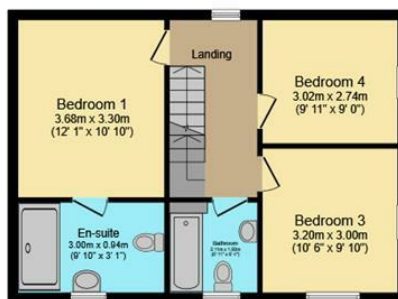
41 Jubilee Way, Bishops Tachbrook, Leamington Spa, CV33 9WL

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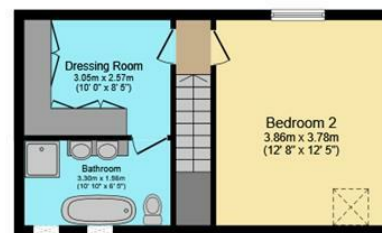
Ground Floor

Floor area 54.9 sq.m. (591 sq.ft.)



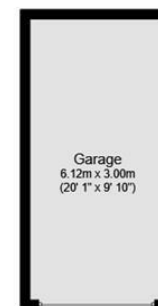
First Floor

Floor area 50.8 sq.m. (547 sq.ft.)



Second Floor

Floor area 36.6 sq.m. (394 sq.ft.)



Garage

Floor area 18.6 sq.m. (200 sq.ft.)

Total floor area: 160.9 sq.m. (1,732 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

- Extended Modern Detached Home
- Four Well Proportioned Double Bedrooms
- Two En-Suites & Family Bathroom
- Dressing Room to Principal Bedroom
- Dual Aspect Living Room
- L Shaped Kitchen, Living, Dining Room
- Utility & Guest W.C
- Walled Garden
- Driveway & Garage



Offers In Excess Of
£550,000

This beautifully presented and largely extended four double bedroom family home was constructed by A C Lloyd in 2019 and extended by the current owners in 2023. The property benefits from stunning internal accommodation briefly comprising large entrance hallway with guest WC and cloaks storage cupboard, well proportioned dual aspect living room, L shaped kitchen/living/dining room, utility, three first floor bedrooms and a beautifully appointed family bathroom. To the second floor, the principal suite features large double bedroom, walk-in dressing room with integrated storage and four piece bathroom. Outside, the property features driveway parking for three cars and an attached single garage with well maintained lawned gardens to both front and rear elevations.

APPROACH

accessed from Jubilee Way via a paved footpath leading to canopy porch and composite and double glazed front door, which opens in to:

ENTRANCE HALL

having stairs rising to the first floor landing and benefits from a useful cloaks storage cupboard. With access provided to guest WC, kitchen/dining room and living room.

KITCHEN/DINING ROOM

This beautifully presented L shaped kitchen/dining room comprises a range of contemporary style wall and base mounted units with contrasting wood effect work surfaces over and an inset one and one half bowl stainless steel sink and drainer unit with chrome monobloc tap. Having integrated appliances including high level double fan assisted oven, full size dishwasher, counter top mounted four ring gas hob and brushed stainless steel overhead extractor. In addition, there are integrated fridge and freezer. Further to this, the kitchen also benefits from a large double glazed window to the front elevation, further double glazed window to side and rear elevations overlooking the part walled and lawned rear garden. With further double glazed french doors giving views and direct access on to the rear dining terrace and lawned garden beyond. The picture is completed with ample space for both living and dining furniture, and an internal access door leading through in to the utility room.

UTILITY ROOM

comprising a range of contemporary style wall and base mounted units with contrasting wood effect work surfaces over and an inset stainless steel sink and drainer unit with chrome monobloc tap. Having space and plumbing provided for both washing machine and tumble dryer, as well as playing host to the Worcester Bosch central heating boiler and having double glazed side access door leading to the driveway.

LIVING ROOM

The spacious and dual aspect living room has windows to both front and side elevations, one of which is a recessed bay window. Feature timber slat wall and high grade vinyl flooring.

GUEST WC

accessed from the entrance hallway, this guest WC comprises a two piece Vitra suite with vanity unit mounted wash hand basin and chrome monobloc tap, with a dual flush WC. Having ceramic tiling to all splashback areas and a useful understairs storage area.

FIRST FLOOR LANDING

has stairs rising from the entrance hall and gives way to the three well proportioned bedrooms and the family bathroom, as well as having further staircase rising to the second floor and benefiting from a rear facing double glazed window.

BEDROOM TWO

This generous double bedroom benefits from two double fronted built in storage wardrobes and has a side facing double glazed window. With internal timber door opening through into the:

EN SUITE SHOWER ROOM

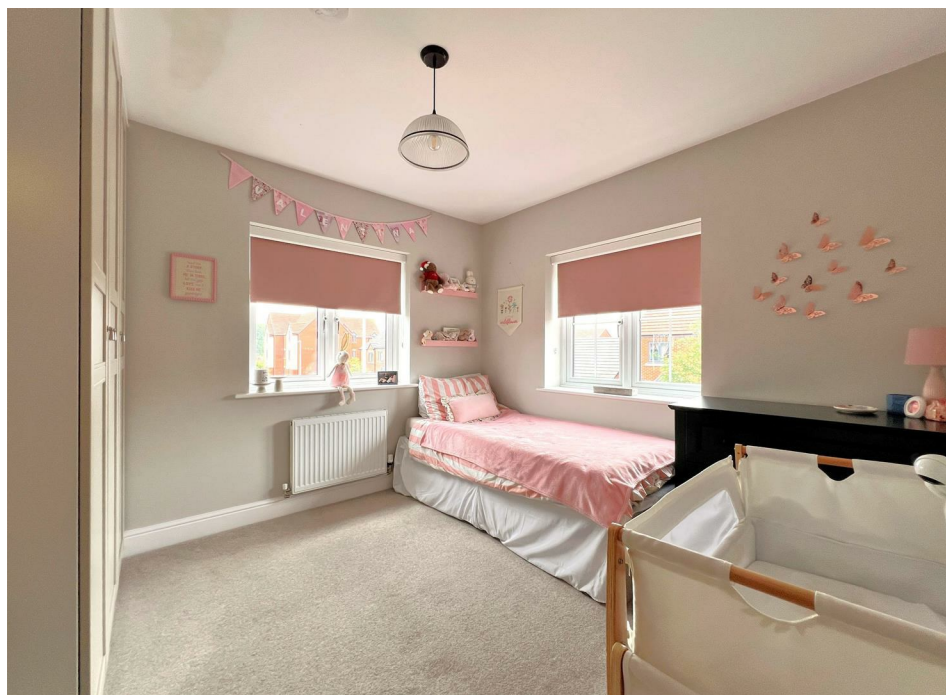
comprising a three piece Vitra suite with low level WC and dual flush, vanity unit mounted wash hand basin with under counter storage and chrome monobloc tap, and enclosed shower cubicle with dual headed mains fed shower and sliding glass screen. Having ceramic tiling to all splashback areas and an obscured double glazed window to the front elevation.

BEDROOM THREE

The third bedroom is currently utilised as a single and nursery and has dual aspect double glazed windows to both front and side elevations giving views over the part walled southerly facing lawned garden. Benefiting from a triple fronted built in storage wardrobe.







BEDROOM FOUR

The smallest of the bedrooms is currently being utilised as a nursery, but could easily accommodate a double bed and has a side facing double glazed window looking out on to the part walled garden.

FAMILY BATHROOM

A beautifully appointed Vitra suite comprising low level WC with dual flush, vanity unit mounted wash hand basin with chrome monobloc tap and undercounter storage, and panelled bath with mixer tap, shower and fixed glass screen. Having ceramic tiling to all splashback areas and an obscured double glazed window to the side elevation.

SECOND FLOOR LANDING

has stairs rising from the first floor landing and gives way to the principal suite comprising Bedroom One, Dressing Room and Bathroom. The landing also features an obscured double glazed window to the front elevation.

PRINCIPAL BEDROOM

This large double bedroom, currently housing a super king bed, has obscured double glazed window to the front elevation and further Velux window to rear elevation, benefiting from useful eaves storage cupboard leading to boarded eaves storage area.

DRESSING ROOM

also accessed from the second floor landing is the dressing room comprising a range of integrated storage furniture with automatic lit shelving, hanging and chest of drawers, obscured double glazed window to the front elevation and internal timber door leading through in to the:

PRINCIPAL BATHROOM AND SHOWER

This beautifully appointed and recently installed bathroom comprises low level WC with dual flush, his n' hers counter top wash hand basins with undercounter storage and chrome monobloc taps, freestanding dual ended bath with chrome fittings and dual headed walk in shower cubicle with fixed glass screen. Having ceramic tiling to floor and all splashback areas, and Velux style rooflights to rear elevation.

OUTSIDE TO FRONT

is a well maintained lawned foregarden with sleeper edged well planted borders and beds. From here, there is a paved footpath leading to the front door whilst to the side of the home is a tarmac driveway enabling off road parking for up to three vehicles. This, in turn, leads up to an:

OVERSIZED SINGLE GARAGE

benefiting from an up and over garage door accessed from the driveway, and having both power and lighting provided. In addition, there is a pedestrian access door from the lawned rear garden.

REAR GARDEN

This beautifully maintained, private and enclosed, part walled rear garden is accessible directly from the kitchen/dining room and benefits from a large paved rear dining terrace and has well stocked sleeper edged plant and shrub borders and beds with gated access from the driveway and gives way to internal access to the garage via a lockable composite double glazed door.

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 E.

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.

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