



HIGH VIEW ROAD, CUBBINGTON

complete ●●●
SALES & LETTINGS



"The very stylish contemporary finished curvature kitchen has porcelain marble effect flooring with zone-controlled under-floor heating, spotlighting and LED strip lighting is just WOW!"



A very spacious 1750 sqft much improved, elegant, four bedroom detached bungalow, located in the North/East of Leamington Spa, set at the foot of a cul-de-sac that backs onto the school playing field. The very stylish contemporary finished family home comprises a light and airy entrance hall with porcelain marble effect flooring with zone-controlled under-floor heating, guest WC, high specification curvature breakfast kitchen with spotlighting and LED strip lighting. A separate living room with a log burner and large LED strip lighting. A separate living room with a log burner and a large dining room to the rear with French doors out into the lawned garden with a feature patio area. The property also offers; utility, four double bedrooms, two en-suites and the main family bathroom. There is off-road parking for 3-4 cars. Offered no chain.

It's in the detail...

Front & Parking

To the front is large block paved drive with ample parking, timber fencing around the borders and bedding area with small plants, bushes, lawn and trees. The front of the property also has feature wall lighting, outside tap and electric power points.

Entrance Hall

A spacious hallway with twin glazed paneled composite entrance door, with matching full height obscure glazed windows on either side. The hallway has beautiful porcelain marble effect tile flooring, underfloor heating, downlighting, a large storage cupboard and doors following off into the kitchen, lounge, bedrooms, bathroom and WC. There is a further large airing cupboard with plenty of storage space, slatted shelving and housing a Valiente wall-mounted combination boiler.

WC

The guest cloakroom features a continuation of the porcelain marble flooring and consists of; low level flush WC, handbasin with chrome mixer tap with vanity storage under, tiled backsplash, extractor and towel radiator.

Breakfast Kitchen

Beautiful quartz curvature kitchen with breakfast bar, a whole range of stylish handleless low and high-level units and porcelain tiled floor with underfloor heating. Integrated appliances include a Frankie deep 1 & 1/2 bowl sink with flexible hose chrome mixer tap over and engraved quartz drainer, fitted microwave high-level, two full-size dishwashers, two Neff cookers, four ring induction hob with feature glass splash back and extractor over and fitted fridge freezer. The kitchen has spotlighting, undercounter lighting, kick space LED lighting and feature lighting above the breakfast bar. UPVC double glazed window to the front elevation with fitted shutters. Living Room Bright and airy living room with dual window aspect, modern grey carpeting, feature cast iron log burner in a contemporary style, slate brick effect back with marble hearth, wall and centre ceiling lighting, radiators and finally a large uPVC sliding door through to the patio.

Dining Room

Accessed via an open archway from the kitchen, a large dining room, with a continuation of porcelain tiled floor with underfloor controlled heating, uPVC French doors to the side elevation and UPVC double glazed windows to the rear elevation. The dining room benefits further from wall lighting, downlights, very neutral decor and a radiator.

Bedroom One/Master

Elegant master suite with feature paisley grey wallpaper, two uPVC double glazed windows to the front elevation both with fitted shutters, ceiling light and finished off with plush carpet. There is also ample space for wardrobes and panel door through to en-suite.

En-Suite To Master

Fully tiled ensuite with feature border, quadrant shower enclosure with thermostatic shower, extractor, downlights, under-floor heating, low-level WC and pedestal hand wash basin with chrome mixer tap over.

Bedroom Three

Fitted with vinyl tiled flooring, a uPVC double glazed window to the side elevation and wall mounted radiator.

Bedroom Four

A fourth double bedroom has neutral decor throughout, two uPVC double glazed windows to side elevation and a wall mounted radiator.

Family Bathroom

Fully tiled bathroom with three-piece suite including a double ended bath with central



chrome mixer tap, electric Triton shower over with bath screen, pedestal hand wash basin with chrome mixer tap and low-level flash WC. Also benefitting from towel radiator, a uPVC obscure glazed window, extraction and tiled flooring.

Utility

Accessed via a panel door of the kitchen into the utility which has tiled flooring and uPVC double glazed door. Fitted with a range of white mat finish high and low level units, wood effect worktops with integrated large deep chrome sink with mixer tap over. There is then further space and plumbing for a washing machine and a dryer. The utility has a lightwell to the ceiling, downlighting and further storage space, a large radiator and a uPVC double glazed window overlooking the parking. Door to the Guest Bedroom

Guest Bedroom/Bedroom

With En-Suite Guest bedroom with neutral decor, downlighting, radiator, two uPVC double glazed windows, built-in storage cupboard and open door into the en-suite.

En-Suite Majority tiled ensuite with shower cubicle with glass folding door, electric Myra shower over, extractor, downlighting, modern squared low-level WC, chrome towel rail, floating washbasin with monobloc chrome mixer tap and tiled flooring.

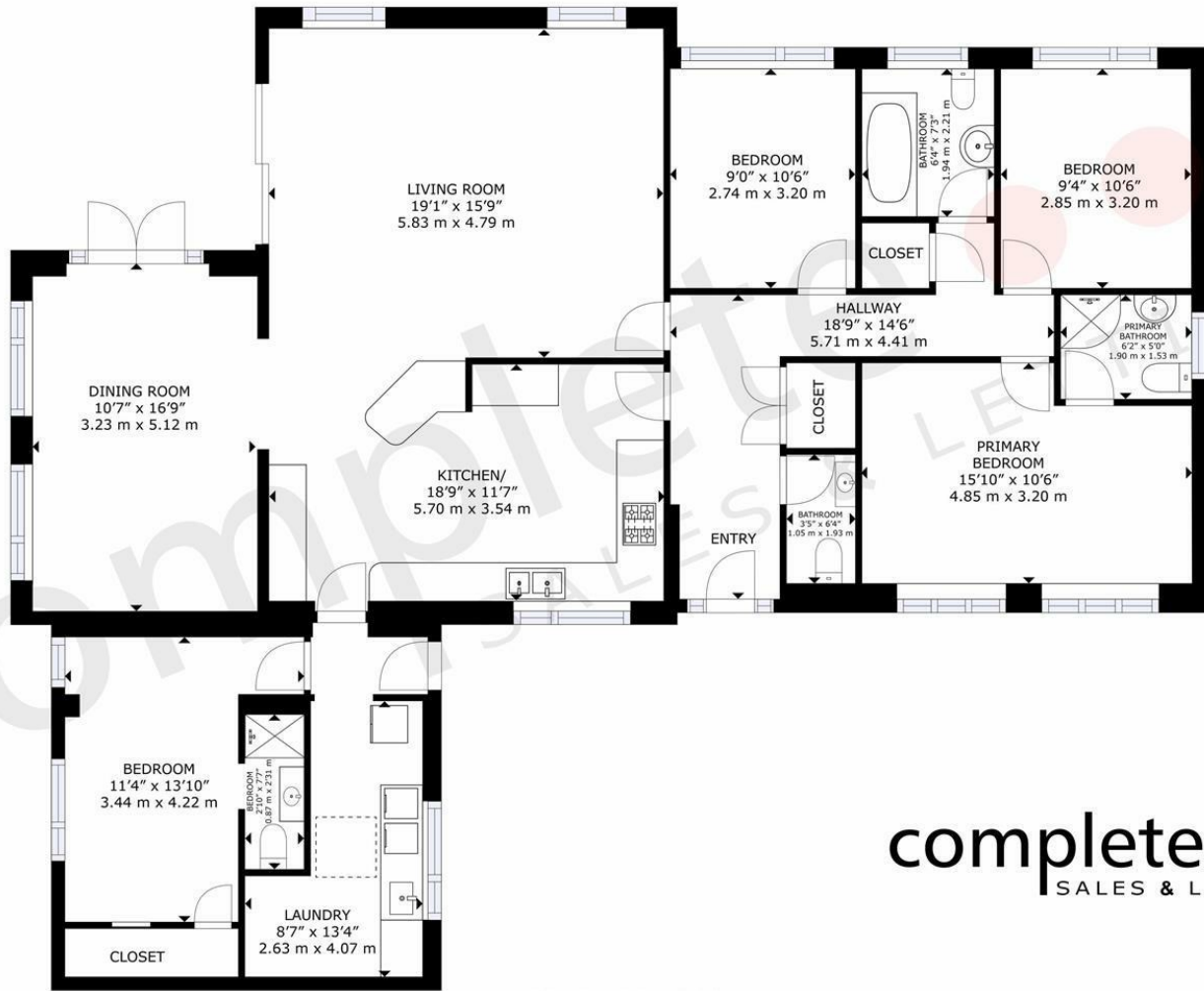
Garden

A lawned garden that wraps around most of the property with block paving pathways, a feature patio sitting area, enclosed with hedgerows and trees. There is a pleasant aspect overlooking the fields. There is also some fencing, side gates and outside lighting.

Location

This property is positioned close to Telford School in a popular North Leamington Spa, located in a quiet position. Being close to the town center of Leamington Spa, which has a range of further state, private and grammar schools in the area to suit most requirements





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GROSS INTERNAL AREA
FLOOR PLAN: 1,691 sq. ft, 157 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

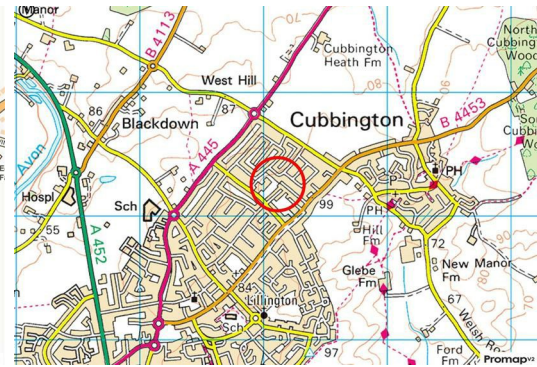
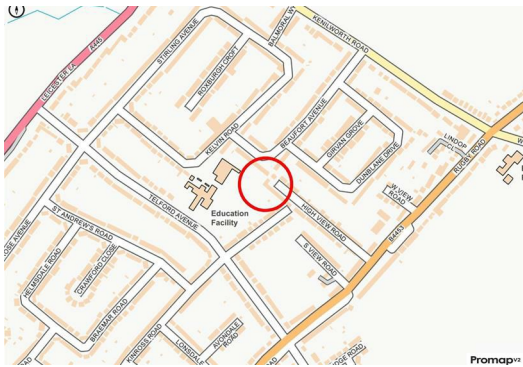
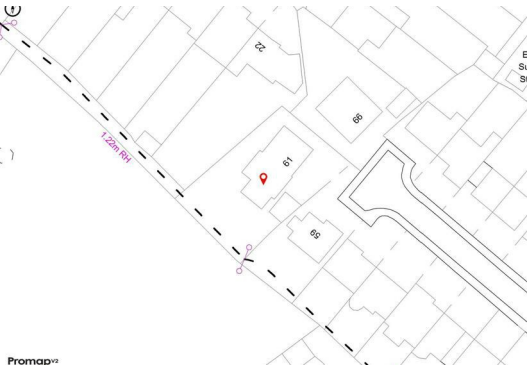


including grammar schools at Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has a popular array of bars, cafes and boutique shops on offer. Also, the property is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.



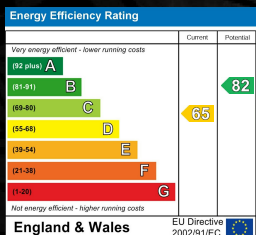


- Detached Bungalow
- Two En-Suites
- Driveway For Four Cars
- Popular North East Leamington
- Wrapped Around Garden
- Four Double Bedrooms
- Contemporary Breakfast Kitchen
- Family Bathroom & Utility
- Finished To A High Specification
- No Chain



HIGH VIEW ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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