



PEAR TREE ROAD, CUBBINGTON

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"Hazelwood is an attractive development just off Coventry Road, which is an enviable, semi-rural location on the outskirts of the vibrant town centre, Hazelwood is close to a handful of charming villages, alongside well-regarded local schools, and easy access to the key commuter areas of Royal Leamington Spa, Stratford-upon-Avon and Birmingham. An ideal location for families, Hazelwood is close to several well-regarded local schools"



A stylish three-bedroom end terrace in the Hazelwood development built by Bellway Homes in around 2021 to the 'Cherry' design. The development is a semi-rural position on the fringes of Cubbington, just off Coventry Road. The home comprises of entrance hall, guest WC, living room, kitchen diner, three bedrooms, en-suite and a family bathroom. It benefits from two parking spaces in tandem and a good-sized rear garden. A nice outlook to the front of the green with newly planted trees. The location is good for access to the countryside and Cubbington Village, several local schools, shops and pubs.



It's in the detail...

Entrance Hall

The modern composite entrance door leads into the hallway, which has timber effect Karndean flooring and doors to the guest WC and living room.

Guest WC

With a continuation of the timber effect, con Dean flooring, pedestal hand basin with chrome mixer tap, tiling to water, sensitive areas, concealed waste, toilet, with chrome flush, pushbutton, useful to shelf, radiator and extractor.



Living Room

Timber effect, Cardean flooring, radiator, feature painted wall, UPVC double glazed window and enjoying the green aspect to the front, radiator, open under stairs, storage and stairs lead to the first floor floor. Door to kitchen diner.

Kitchen Diner

Matte grey finished kitchen with brushed chrome handles which includes a fitted oven, four ring gas hob, stainless steel backsplash and glass and stainless steel extractor over. There is a fitted dishwasher, fitted washing machine, fitted fridge & freezer, cupboard housing the gas boiler. There is a one-and-half bowl sink with a drainer and mixer tap. Marble effect MDF worktops, tiled effect Karndean flooring, large uPVC double glazed French doors with side matching windows, that enjoy a pleasant garden aspect. Ample space for a large dining table.



Landing

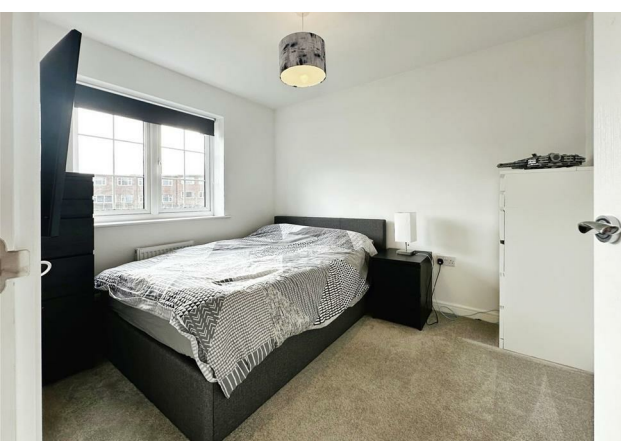
Carpeted landing with doors to the three bedrooms and family bathroom. Loft hatch.

Bedroom One

With neutral pastel-coloured walls, two fitted wardrobes, a radiator, a uPVC double glazed window overlooking the garden and a door through to the en-suite.

En-Suite

Karndean tiled effect flooring, concealed waste toilet, with chrome flush pushbutton, pedestal hand wash basin, with chrome mixer tap, downlighting, radiator, extractor, glass door shower enclosure which is tiled and has mains thermostatic shower.



Bedroom Two

A double bedroom with a uPVC double glazed window overlooking the green aspect to the front. Radiator.

Bedroom Three

A single bedroom with a uPVC double glazed window overlooking the green aspect to the front and there is a radiator.

Rear Garden

Lawnway garden with an area of patio and pathway leads to the gate to



parking. There is bedding, border and perimeter timber strong fencing.

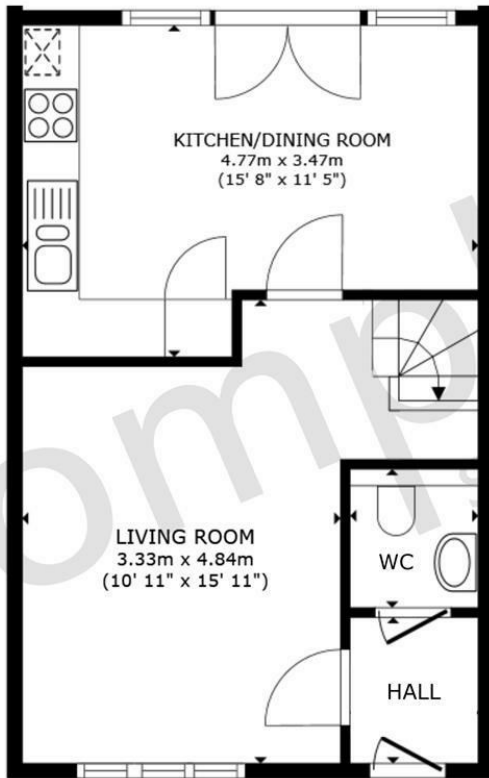
Parking

There is parking for two cars in tandem.

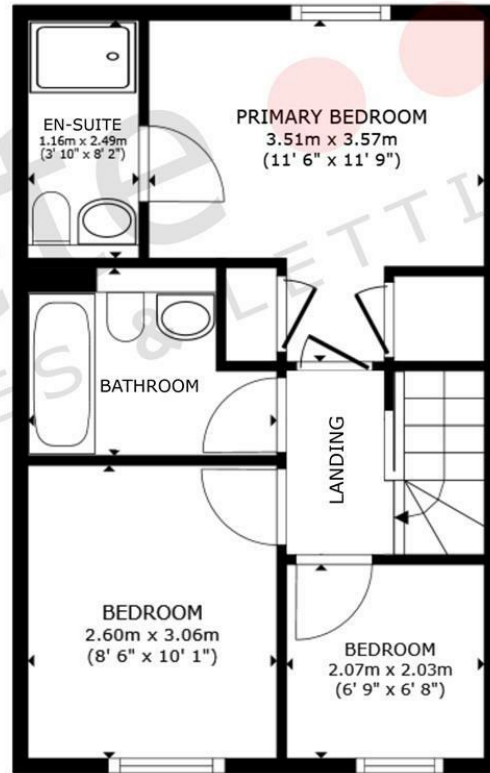
Location

Hazelwood is an attractive development just off Coventry Road, which is an enviable, semi-rural location on the outskirts of the vibrant town centre, Hazelwood is close to a handful of charming villages and easy access to the key commuter areas of Royal Leamington Spa, Stratford-upon-Avon and Birmingham. An ideal location for families, Hazelwood is close to several well-regarded local schools, covering primary through to further education. Younger children are served by a collection of popular primary schools in the area, including Cubbington Church of England Primary School - just an 8-minute walk from the development - and Our Lady and St Teresa's Catholic Primary School, less than a 15-minute walk from home. Telford Infant School (ages 3-7), can also be found around five minutes away by car. For those requiring secondary education, North Leamington Community School and Arts College is less than two miles from the development and includes popular Sixth Form facilities. Commuters will delight in the area's excellent transport connections, with good road and rail links to surrounding towns and cities. Royal Leamington Spa is just a 10-minute drive from the development via the B4453, while the A46 Warwick Bypass is around six minutes away by car, providing a route into Coventry. Alternatively, Coventry can be reached in 15 minutes via Coventry Road. The M40 is around a 15-minute drive away, and provides routes to Oxford, Birmingham, Banbury and London, among other popular





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 37.5 m² (403 sq.ft.) **FLOOR 2** 36.8 m² (396 sq.ft.)
EXCLUDED AREAS : PATIO 60.4 m² (650 sq.ft.) **SHED** 4.5 m² (48 sq.ft.)
TOTAL : 74.2 m² (799 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

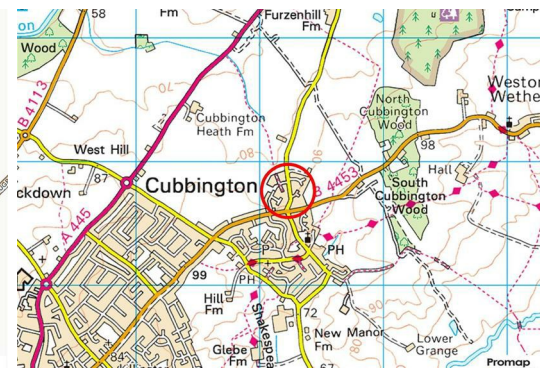
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destinations. Cubbington is also served by several bus routes offering destinations including Hatton Park, Lillington, Stratford-upon-Avon and Warwick. The nearest train station is Leamington Spa which is around a 10-minute drive away, which has direct service to London Marylebone.

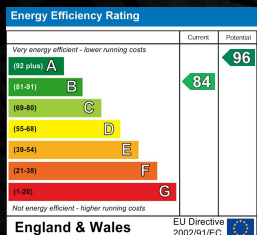


- Bellway Hazelwood Development
- End Terrace & Approx 7 Years NHBC
- Facing Green To Front
- Living Room
- Guest WC & En-Suite
- Built 2021 To The 'Cherry' Design
- Three Bedroom
- Cubbington Village
- Kitchen Diner
- Two Parking Spaces



PEAR TREE ROAD, LEAMINGTON SPA

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



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