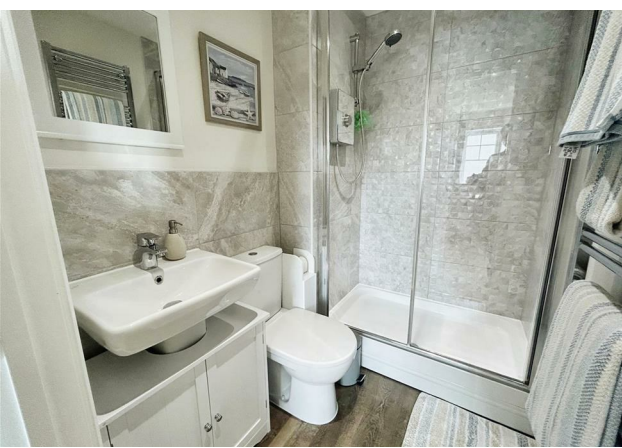




FELTHOUSE DRIVE, BISHOPS TACHBROOK

complete ●●●
SALES & LETTINGS





A Stylish three bedroomed detached home, built by the premier builder Taylor Wimpey on the Meadowsweet Farm development in Bishops Tachbrook in 2021. Occupying a special plot on the development overlooking the surrounding fields to the front. The home comprising a spacious entrance hall, large living room, guest WC, kitchen diner with a seating area and plenty of storage to the ground floor. On the first floor the main bedroom has an en-suite and there are two further double bedrooms. The family bathroom is spacious and tastefully decorated and has a shower over the bath. To the rear of the property is a generous enclosed garden, mostly laid to lawn, with access to the driveway and single garage.

Entrance Hall

Contemporary uPVC front door leading to a spacious Entrance hall with Amtico flooring, central heating radiator, ceiling light point, understairs storage cupboard, door to guest WC, door to living room and stairs rising to first floor.

Guest Washroom

Guest washroom with low level flush WC, hand-wash basin, spotlights and central heating radiator.

Kitchen/Dining Room

A wonderful kitchen and dining room space with Amtico flooring throughout, spotlights to the ceiling and under units, a range of stylish base and wall units with complimentary work surfaces, AEG double oven, integrated appliances, double stainless steel sink with mixer tap, granite worktop, dual aspect double glazed windows and central heating radiators.

Utility Area

A continuation of the kitchen with storage cupboards, Amtico flooring, spotlights to the ceiling and a side door to the driveway and garage.

Living Room

Large living room with dual aspect windows and double doors to the rear garden respectively. Two ceiling light points, TV point and carpeted throughout.

Master Bedroom

Extremely generous master bedroom, fully carpeted throughout, dual aspect double glazed windows to the front and rear elevation, two ceiling light points, central heating radiators, loft hatch and door to the en-suite.

En-Suite Shower Room

Large en-suite bathroom, partly tiled with low level flush WC, wash basin, full sized heated towel radiator, large shower enclosure and Amtico flooring.

Second Bedroom

Generously sized second double bedroom, fully carpeted, central heating radiator and double glazed window to the front elevation.

Third Bedroom

Bright and airy third bedroom with central heating radiator, dual aspect double glazed windows and fully carpeted.

Family Bathroom

Family bathroom with three piece white bathroom set including:- ceramic wash basin, low-level flush WC, bath with rainfall shower over, heated towel radiator and obscured double glazed window.



Driveway & Parking

Single garage and driveway situated at the side of the property providing offroad private parking for two vehicles.

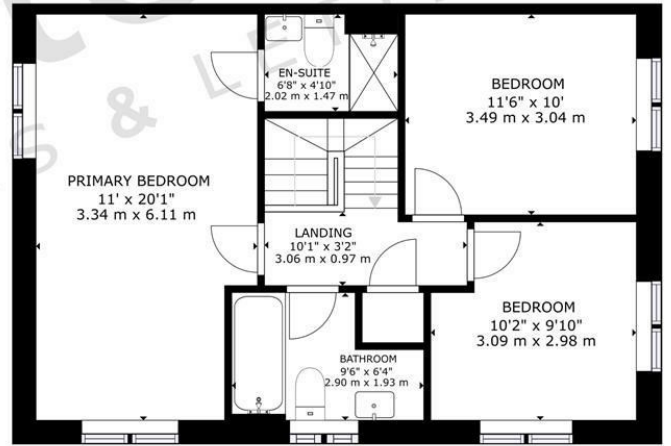
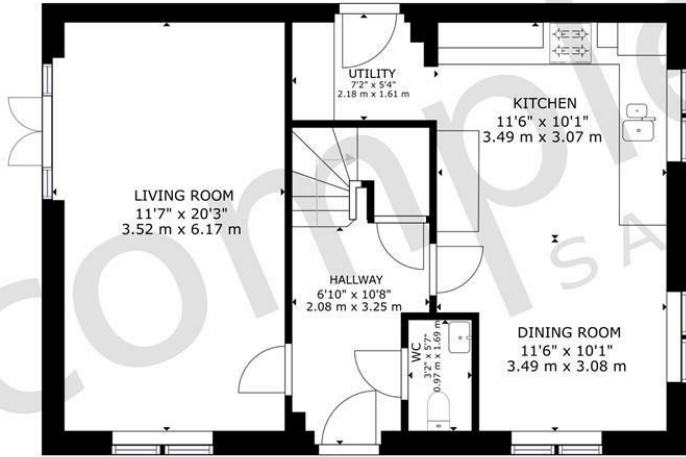
Rear Garden

The rear garden is enclosed and mainly laid to lawn. It has an area of patio that has been upgraded from original to porcelain paving, accessed from the French doors from the living room or from the side access from the footpath adjoining the driveway.

Location

Meadowsweet Farm is a Taylor Wimpey development located off Harbury Lane, on the outskirts of Bishop Tachbrook. Just South of Leamington, benefiting from the plentiful shopping and leisure opportunities of the very vibrant town. Located in a highly desirable area on an attractive newly built estate, Meadowsweet Farm boasts large areas of greenery and excellent transport links such as the M40. There is also a planning permission for a country park to the south of the development and the nearby Oakley Grove primary and secondary school is due open in September 2024. Leamington Spa offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as excellent for all ages.





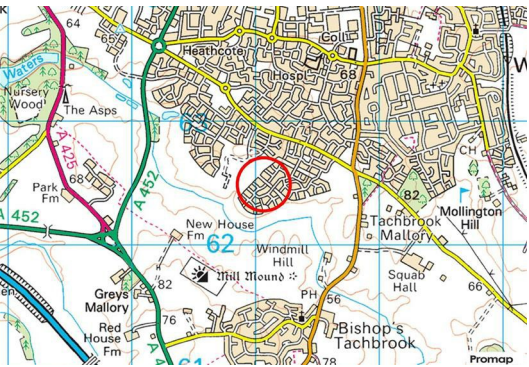
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GROSS INTERNAL AREA
 FLOOR 1: 664 sq ft, 61.68 m², FLOOR 2: 646 sq ft, 60.06 m²
 TOTAL: 1310 sq ft, 121.74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Detached Property
- Off Road Parking
- Garage
- En-suite To Master Bedroom
- Bishops Tachbrook
- Three Double Bedrooms
- Enclosed Garden
- Guest Bathroom
- Three Excellent Sized Bedrooms
- Family Bathroom



FELTHOUSE DRIVE, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
85	95
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-28) F (1-20) G Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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