



BLACKBERRY WAY, CUBBINGTON

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SALES & LETTINGS





Welcome to Blackberry Way, Cubbington, Leamington Spa - a charming location for this nearly new detached house in the sought-after Hazelwood Development. This substantial family home boasts an open plan living/dining/kitchen for entertaining and two reception rooms, perfect for a study and relaxing with your loved ones. Downstairs also benefits from WC and utility. Upstairs consists of four bedrooms and two bathrooms, there is ample space for the whole family to enjoy. Built in 2023, this property offers modern amenities and a fresh, immaculate interior that is sure to impress. Completing this home is a rear garden, driveway and single garage.



Don't miss out on the opportunity to make this house your home. With its prime location, modern design, and ample space, this property is a true gem in the heart of Cubbington.



Entrance Hall

A spacious light and airy entrance hall with herringbone flooring, two ceiling pendant points, stairs rising to the first floor with under stair storage, wall mounted radiator and doors flowing off into;

Kitchen/Living/Dining

Versatile kitchen/dining/living space with a continuation of herringbone Luxury vinyl flooring, a range of high and low-level painted wooden units with brushed copper handles. Integrated appliances include fridge/freezer, dishwasher, one half bowl stainless steel sink with mixer tap and drainer and four ring gas hob with extractor over. This room benefits from dual aspect windows all fitted with luxury white shutters and French doors out into the rear garden with bifold fitted UPVC shutters. This family hub area is perfect for entertaining offering ample room for dining table and a further living space or playroom to suit.

Utility

Accessed just off the kitchen the utility has matching high and low-level units, the high-level cupboard houses the boiler and low level cupboards allowing storage under the sink and integrated washing machine. There is also a further stainless steel sink with drainer and mixer tap also benefiting from wall mounted radiator and UPVC double glazed door out into the garden.

Study

Separate study positioned at the front of the property with UPVC double glaze window and fitted UPVC shutters also benefiting from wall mounted radiator and ceiling pendant.

Living Room

Separate well sized living room with UPVC French doors out into the garden fitted with bifold shutters, wall mounted radiator, neutral carpet and central pendant light.

WC

Downstairs toilet part tiled with a continuation of herringbone flooring consisting of; a toilet with chrome flush plate and wash basin with chrome mixer tap also benefiting from wall mounted radiator, pendant light, extractor and a storage cupboard also housing the fuse board.

Stairs Rising To The First Floor

Large landing with two pendant lights access to loft hatch, airing cupboard housing hot water tank and window to the rear elevation fitted with UPVC shutters.

Bedroom One

A large suite with UPVC double glazed windows to the front elevation, fitted shutters, wall mounted radiator and ceiling pendant. The en-suite consist of herringbone flooring, neutrally part tiled with UPVC obscure double glazed window to the front elevation with shutter and three-piece suite including; double shower with chrome fittings, floating wash basin with mixer tap and toilet with push plate flush. Also including wall mounted radiator, extractor and spot lights.

Bedroom Two

Well size double bedroom carpeted with UPVC double glaze window to the rear elevation, fitted UPVC shutters and wall mounted radiator.

Bedroom Three

Further double bedroom with storage cupboard over the stairs, window to the front elevation with matching fitted UPVC shutters.

Bedroom Four

Bedroom four a single room with UPVC double glazed window to the rear elevation, fitted with shutters, wall mounted radiator and central pendant light.





Bathroom

Main family bathroom part tiled with neutral stone effect tiles, herringbone flooring and three piece suite including; bath with glass screen and shower over, toilet and floating wash basin with chrome mixer tap. Also benefiting from spotlights, heated towel radiator, obscure double glazed window to side elevation with fitted UPVC shutter.

Rear Garden

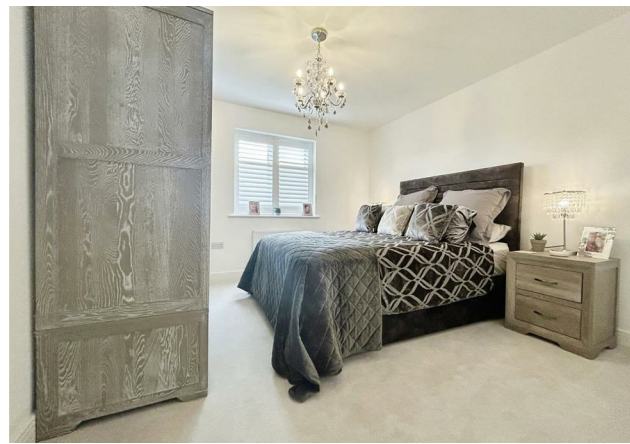
A secure fenced rear garden befitting from gated side access, mainly lawned with patio seating area.

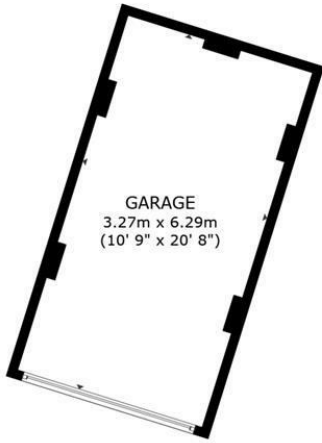
Driveway & Garage

Tandem driveway for two cars with single garage including up and over door with power and lighting.

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





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Brian Williams
01926 887723

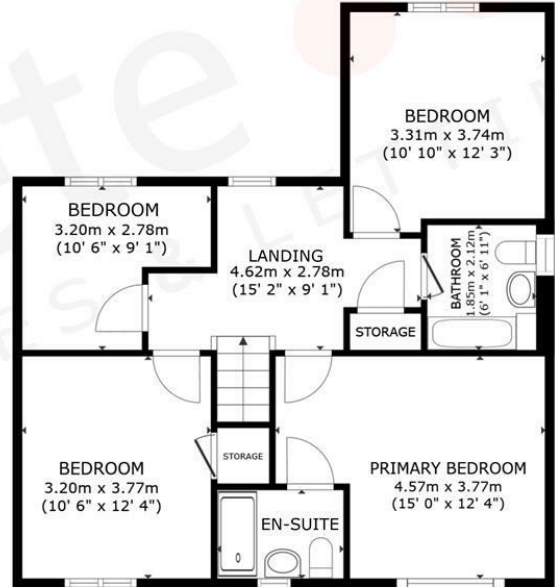
The Leamington Property Expert

GROSS INTERNAL AREA
FLOOR 1 68.7 sq.m. (739 sq.ft.) FLOOR 2 68.3 sq.m. (736 sq.ft.)
EXCLUDED AREAS : GARAGE 20.6 sq.m. (221 sq.ft.)
TOTAL : 137.0 sq.m. (1,475 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



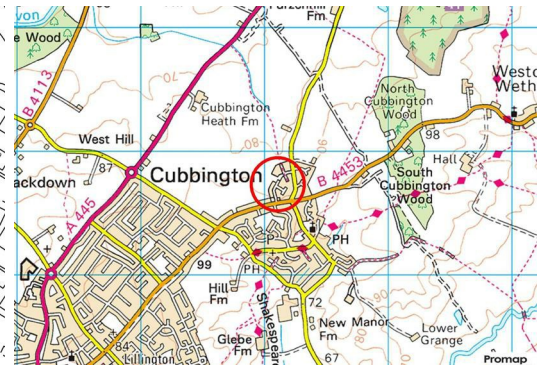
FLOOR 2



a 15-minute drive away, and provides routes to Oxford, Birmingham, Banbury and London, among other popular 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.



- Detached Family Home
- Open Plan Living/Dining/Kitchen
- Four Bedrooms
- Family Bathroom
- Driveway & Single Garage
- Separate Living Room
- Downstairs WC
- Master With En-suite
- Rear Garden
- 9 Years Of NHBS Warranty Remaining



BLACKBERRY WAY, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
84	95
<small>Very energy efficient - lower running costs</small> A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<small>Not energy efficient - higher running costs</small>	
<small>England & Wales EU Directive 2002/91/EC</small>	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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