



EMERSON CLOSE, CHASE MEADOW

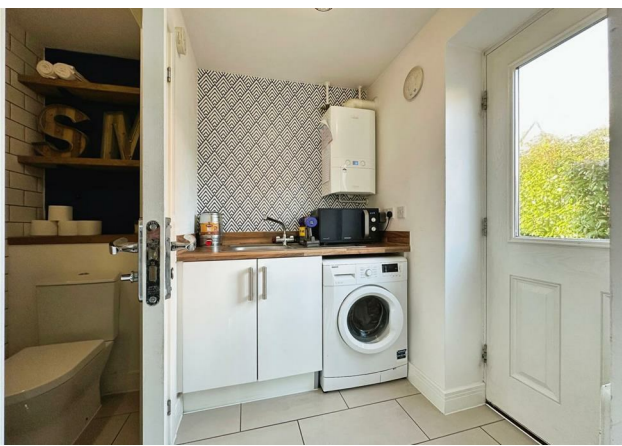
complete ● ● ●  
SALES & LETTINGS





"The large detached barn previously had Class Q permitted development for conversion to a residential 3 bedroom detached barn with parking & garden"





A stylish four-bedroom detached family home, built by the Premier Builders Bellway Homes in 2015 on the very popular Chase Meadows development located on the Southern outskirts of Warwick. The spacious home has around 1600 ft.<sup>2</sup> and comprises a central hallway, bay-fronted living room, study, large family kitchen diner, utility, guest WC, four double bedrooms, en-suite and family bathroom. The spacious home benefits from a good-sized family garden, a detached garage and parking for two cars. It is well located for the M40, has good schooling and has local active parks.

It's in the details...

#### Entrance Hall

A white composite entrance door leads into the hallway which has polished porcelain style white tile flooring, a double radiator, carpeted staircase leading to the first floor with under-stairs storage cupboard doors leading to the living room, study and family kitchen dining at the rear. There is also a hive thermostat.

#### Living Room

A spacious living room with timber effect laminate flooring, a uPVC double glazed bay window to the front and two wall-mounted radiators.

#### Study

The study has timber effect laminate flooring, a radiator and a uPVC double window.

#### Family Kitchen Diner

A large open-plan space, with tiled flooring, a feature wallpaper wall and large uPVC double glazed French doors to the garden. The kitchen has gloss fitted units with thick brushed chrome handles and timber effect worktop, which includes a one-and-a-half bowl stainless steel sink, a four ring gas hob with an extractor over, under counter lighting, fitted dishwasher, one and a half fitted oven, fitted fridge freezer, pull out large ladder racking, herringbone tiled splashback, a uPVC double glazed window with a view of the garden, spotlights and an opening through to utility.

#### Utility

With a continuation of the tiled flooring, a composite half double glazed door to the driveway. There are white gloss fitted cupboards with thick brushed chrome handles, a timber effect worktop and a single bowl stainless steel sink with a mixer tap and drainer. There is space and plumbing for a washing machine, a Logic Heat 15 boiler, a radiator, an extractor and a door to the guest WC.

#### Guest WC

With white tile flooring, a hand basin with a mixer tap, a toilet, a timber shelf, a radiator, an extractor and a white bevelled edge feature tiled wall.

#### Landing

A carpeted landing with doors to the four bedrooms and family bathroom. There is also a door to the airing cupboard with the hot water tank. Loft hatch to the boarded loft which has a pulldown ladder.

#### Bedroom One

A spacious double bedroom with timber effect laminate flooring, fitted wardrobes, feature wallpapered wall, a uPVC double glazed window to the front, radiator and door to the en-suite.

#### En-Suite

With polished tiled flooring, a floating hand basin with a chrome mixer tap, a toilet and a glass shower cubicle with mains thermostatic rainfall shower with handheld attachment. A chrome towel radiator, an electric shaver point, down-lights, an extractor, a uPVC double glazed window and half-tiled walls.

#### Bedroom Two

A spacious double bedroom with timber effect laminate flooring, a radiator and a uPVC double glazed window overlooking the garden

#### Bedroom Three

A spacious double bedroom with timber effect laminate flooring, a fitted double wardrobe, a radiator and a uPVC double glazed window overlooking the front.





#### Bedroom Four

A small double bedroom with timber effect laminate flooring, radiator and a uPVC double glazed window overlooking the rear garden

#### Bathroom

Black polished tile flooring, a four piece bathroom comprising a white bath, floating hand basin with chrome mixer tap, a toilet, a shower cubicle with glass bi-folding door, a thermostatic rainfall shower with a handheld attachment. There is an electric shaver point, an extractor, a chrome towel radiator, down-lights and a uPVC double glazed window. Tiled splash-backs.

#### Rear Garden

A landscaped garden which has a patio, a large central lawn, timber decking built for a lazy spa, timber decking area for seating and a barked area suitable for a children's play frame. Timber gate to side passageway. Door to garage.

#### Garage

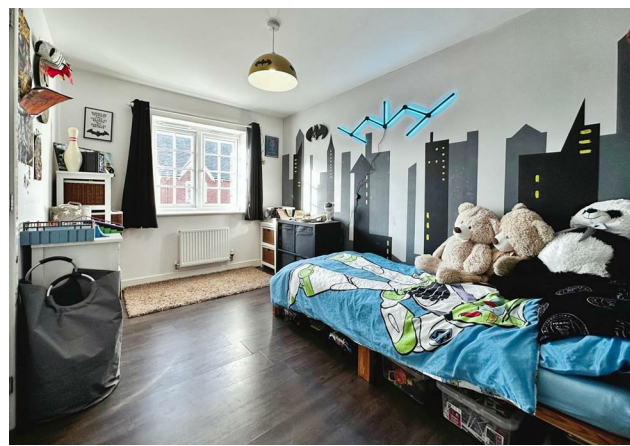
A detached garage pitched roof, up and over front door, power and lighting. Pedestrian door to the garden.

#### Parking

Parking in tandem for two cars.

#### Location

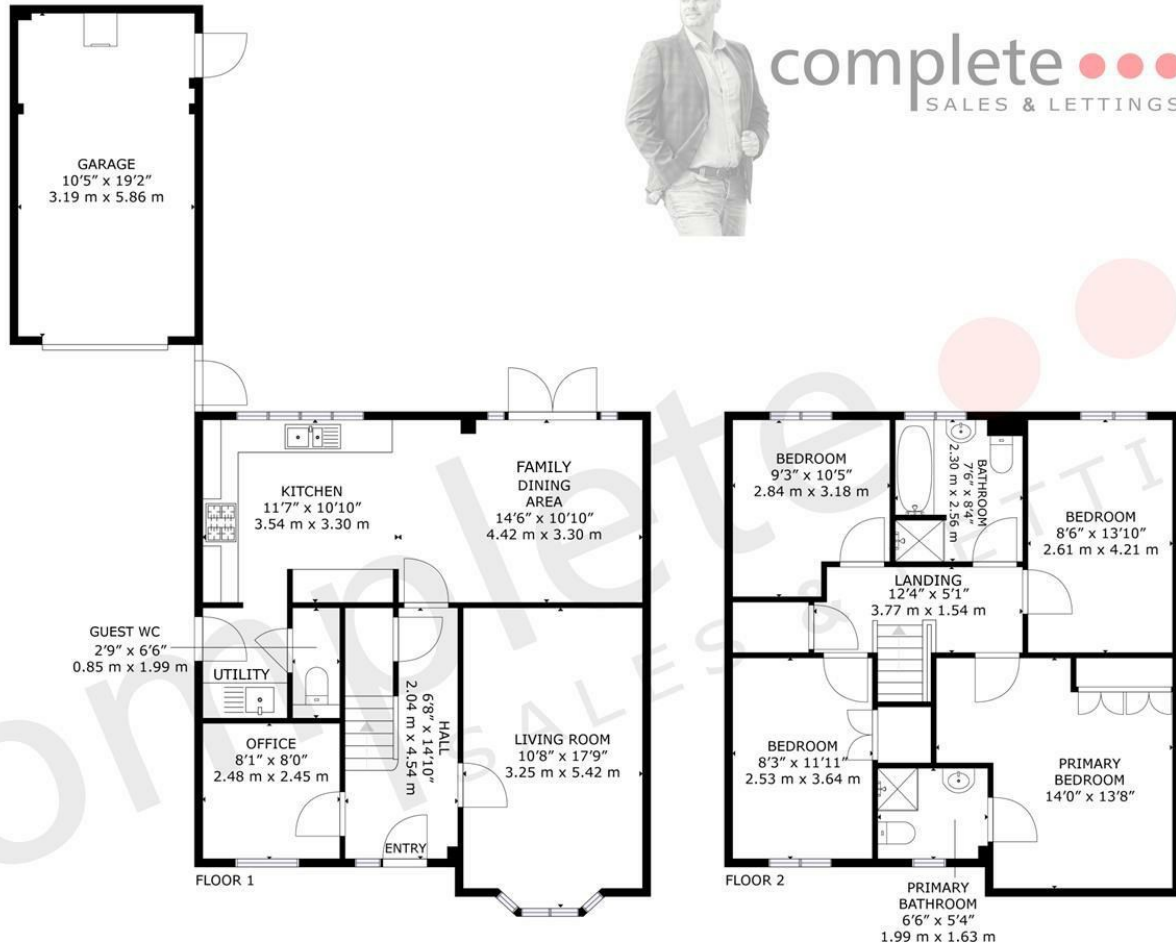
Chase Meadows has many amenities within the development itself including a large open green space behind the property, 3 nearby play parks, a medical centre, eateries and an Ofsted Outstanding childcare nursery. The positioning is perfect for the commuter wanting access to the major road links with the M40, A46 and other connecting routes all close by. Warwick itself with the Racecourse, Warwick Castle and boutique-style shops and cafes is







complete  
SALES & LETTINGS



GROSS INTERNAL AREA  
FLOOR 1: 710 sq.ft, 66 m<sup>2</sup>, FLOOR 2: 699 sq.ft, 65 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 204 sq.ft, 19 m<sup>2</sup>  
TOTAL: 1409 sq.ft, 131 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

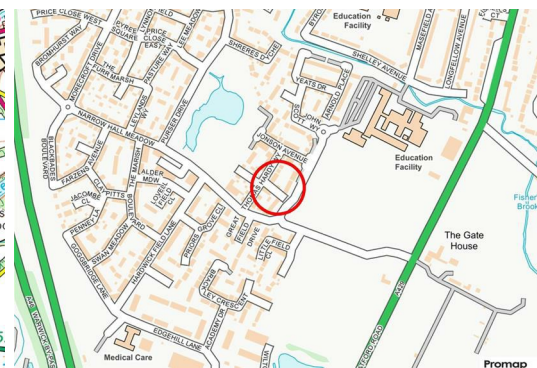
moments away, as is Leamington Spa. Train stations are available in Warwick & Leamington Spa, which offer various routes into Birmingham and London. Schooling in the local area is sought after with private and public schooling nearby.







- Executive Detached
- Four Spacious Bedrooms
- Bay Fronted Living Room
- Study
- Detached Garage & Parking
- Bellway Homes 2015
- A Spacious over 1600 sqft Total
- Family Kitchen Diner
- Utility & Guest WC
- Cul-De-Sac



## EMERSON CLOSE, WARWICK

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

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

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW  
 Tel: 01926 887723  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
[www.complete247.co.uk](http://www.complete247.co.uk)

**complete** ● ● ●  
 SALES & LETTINGS