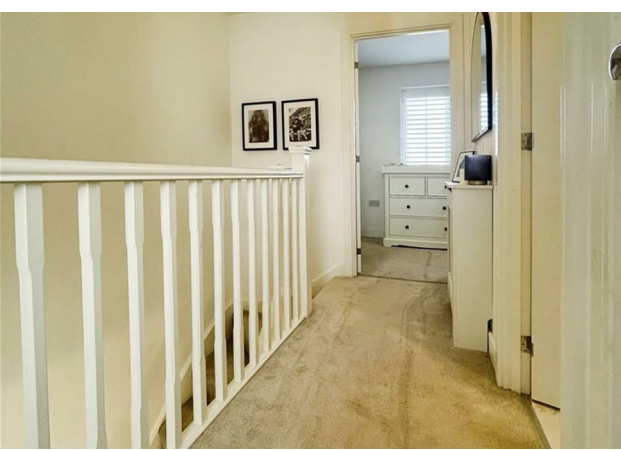
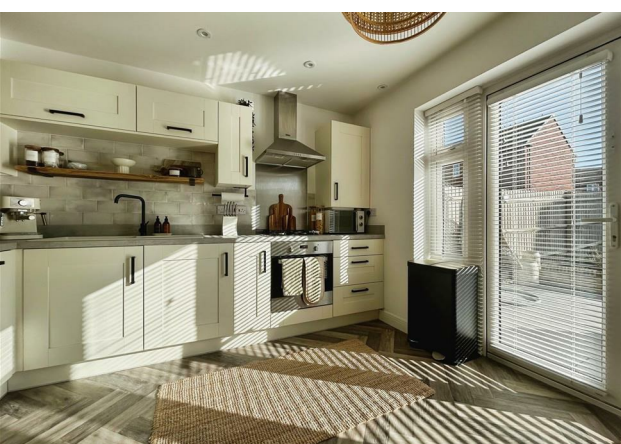
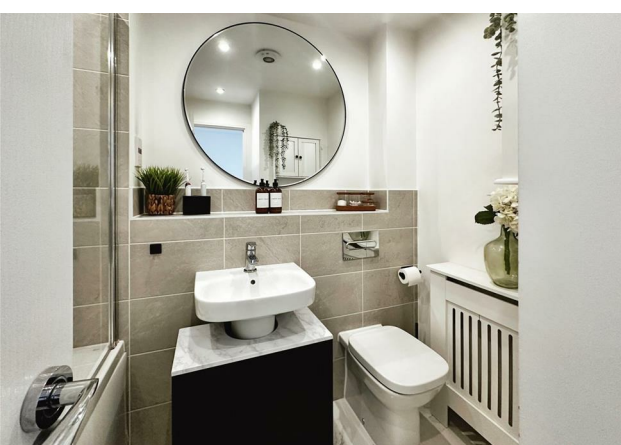




PEAR TREE ROAD, CUBBINGTON

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SALES & LETTINGS





A stylish two bedroom, semi detached property 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, two bedrooms 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.

Entrance Hall

Having composite front door, Amtico herringbone flooring, central heating radiator and ceiling light point and door to the living room.

Guest WC/ Cloakroom

With low level flush WC, ceramic handbasin with tiled splashback, central heating radiator, extractor fan, ceiling light point and Amtico herringbone flooring.

Living Room

Contemporary, newly installed media wall with log burner effect electric fireplace, Amtico herringbone flooring, understairs storage cupboard, ceiling light points, double glazed window to the front aspect, stairs to the first floor and door to the kitchen/dining room.

Kitchen/Dining Room

Stylish and functional upgraded kitchen and dining space with integrated appliances including dishwasher, washing machine and fridge/freezer. Cream high and low level storage cupboards and drawers, gas hob and electric oven, Reginox sink with mixer tap and drainer, complimentary tiled splashback, stainless steel extractor fan, double glazed window and patio doors to the rear garden. There is also a central heating radiator and ample space for a family dining table and chairs.

Landing

Carpeted landing with doors to the two bedrooms and bathroom. Also access to loft hatch.

Family Bathroom

Stylish and spacious family bathroom, partially tiled with white ceramic hand basin with mixer tap, low level flush WC, central heating radiator, bath with mixer taps and rainfall shower over.

Bedroom One

Carpeted double bedroom with decorative panelling on one wall, double glazed window to the rear elevation, ceiling light point and space for wardrobes and chest of drawers.

Bedroom Two

Second double bedroom currently used as a nursery, fully carpeted with double glazed window to the front elevation, central heating radiator and ceiling light point.

Rear Garden

Generously sized South East facing garden mainly laid to lawn with two patio areas, timber gate to the front and driveway plus timber fencing to each boundary.



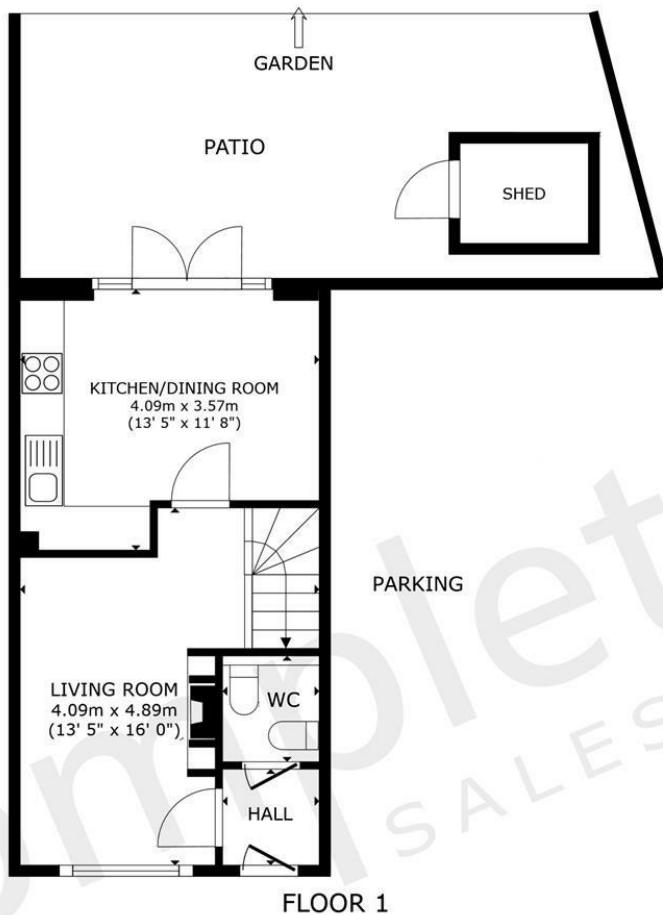
Driveway & Parking

Concrete driveway to the side for two cars in tandem plus electric car charging points.

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

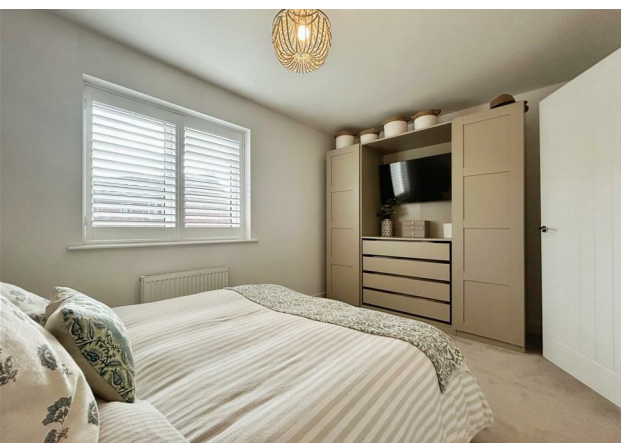




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SALES & LETTINGS



GROSS INTERNAL AREA
FLOOR 1 34.6 m² (373 sq.ft.) FLOOR 2 31.4 m² (338 sq.ft.)
EXCLUDED AREAS : PATIO 27.7 m² (298 sq.ft.)
TOTAL : 66.0 m² (710 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

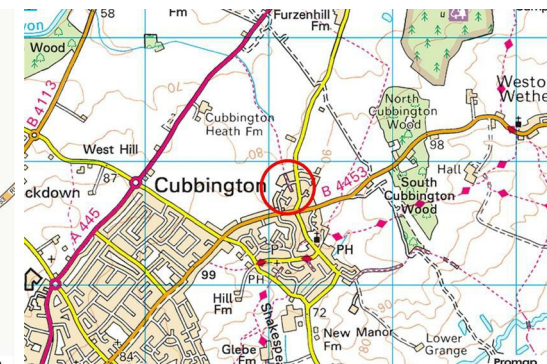
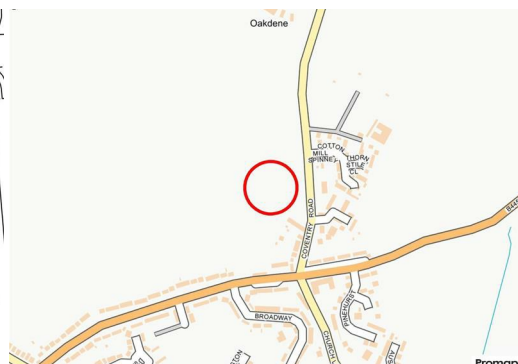


routes to Oxford, Birmingham, Banbury and London, among other popular destinations. Cubbington is also served by several bus routes offering destinations including Hatton Park, Lillington, Stratford-upon-Avon and Warwick. The nearest train station is Leamington Spa which is around a 10-minute drive away,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



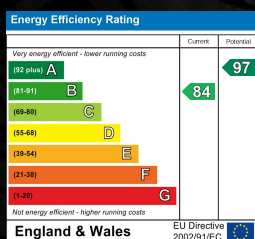
- Bellway Hazelwood Development
- Semi- Detached
- Approx 6 Years NHBC Warranty
- En- Suite
- Two Parking Spaces

- Two Bedroom
- Cubbington Village
- Guest WC
- Kitchen Diner
- Green Facing To Front



PEAR TREE ROAD, LEAMINGTON SPA

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



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