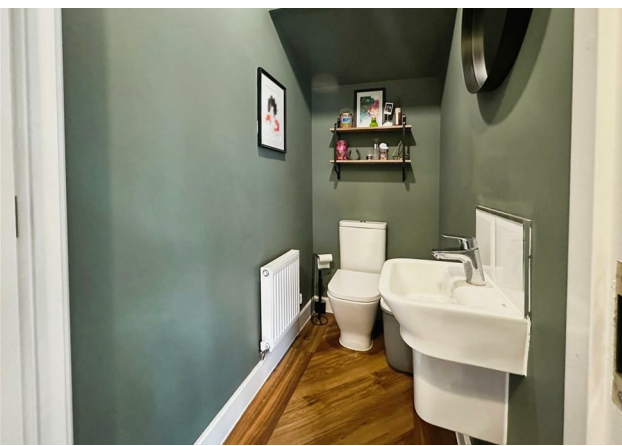
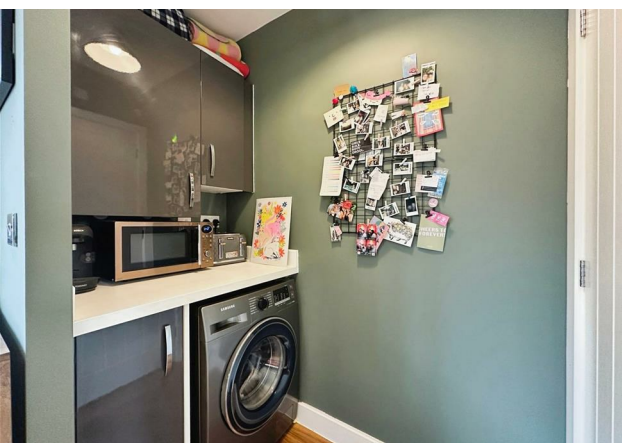
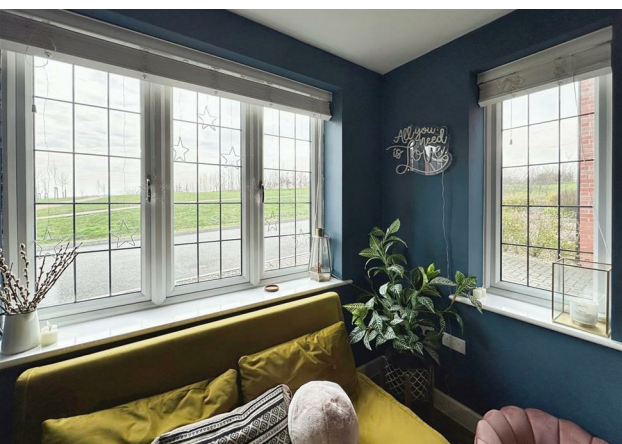




YARDLEY WAY, BISHOPS TACHBROOK

complete ●●●
SALES & LETTINGS





An attractive semi-detached with beautiful green views as far as the eye can see to the front! This home was built by Bloor Homes to the 'Studland' design in 2018 on the Popular Oakley Meadow development on the outskirts of Bishop's Tachbrook. The beautifully presented home has an entrance hall, living room, kitchen diner, utility area and guest WC. Upstairs you have three bedrooms, an en-suite shower room as well as a family bathroom. Outside rear garden, front slate garden with canopy to the front door as well as a long drive for parking 2 to 3 cars. As provision of a detached garage with an EV charging point. The village itself has a shop, an active community centre, a play area, a BMX track, a hairdresser, doctors, a Church, The Leopard pub and a Primary School. There is a new secondary school that has also been built called Oakley School.

It's in the details...

Entrance Hall

So composite entrance hall with a central window leads into the hallway which has timber effect Amtico Luxury vinyl tile flooring. There's a radiator, stairs leading to the first floor and door through to the living room.

Living Room

With a continuation of the Amtico Luxury tile flooring, dual aspect UPVC double glazed windows with wonderful green views to the front. There is an understairs storage cupboard, two radiators and a door through to the dining kitchen.

Dining Kitchen

With a continuation of the timber effect Amtico luxury vinyl tile flooring. A fitted slate-coloured kitchen with chrome handles which includes a one-and-a-half bowl Corrian style black sink with mixer tap and drainer. Squared edge white worktops, full ring electric hob with black glass splashback over and extractor. There is a fitted dishwasher, fitted oven, fitted fridge freezer and an opening through to the utility space which has plumbing for a washing machine, a white square edge worktop, a high-level cupboard and a high-level cupboard housing the ideal gas combination boiler. There is a door through to the guest WC.

Guest WC

Again with her continuation of the Amtico flooring, a floating hand basin chrome mixer tap, toilet, radiator and there is an extractor.

Landing

A carpeted landing with doors through to 3 bedrooms and a family bathroom. Loft hatch.

Bedroom One

Double bedroom with fitted mirrored wardrobes, feature painted wall, radiator and a uPVC double glazed window overlooking the garden. Door through to en-suite.

En-Suite

A stylish ensuite with glass door sliding shower enclosure with mains thermostatic shower. Floating Roca hand basin with mixer tap, Roca toilet, a black towel radiator, down-lights, an extractor, splash-back tiling and tiled flooring. A uPVC double glazed window.

Bedroom Two

A double bedroom with a radiator and a uPVC double glazed window with a fantastic view of the communal green and fields beyond.

Bedroom Three

A single bedroom with a radiator, cupboard above the stairs with fitted hanging rail and a uPVC double glazed window with a great view of communal green and fields beyond.

Bathroom

The family bathroom is fitted with a white suite comprising of a Roca floating hand basin with a mixer tap, a Roca toilet, a white deep bath with a thermostatic mixer tap with a shower attachment. There is Amtico luxury vinyl tiled flooring, a white towel radiator, down-lights, an extractor, tiled splash-back areas and the uPVC double glazed window.



Rear Garden

With a good-sized decked area and the rest is laid to lawn. Enclosed with fencing and a gate to the parking.

Garage

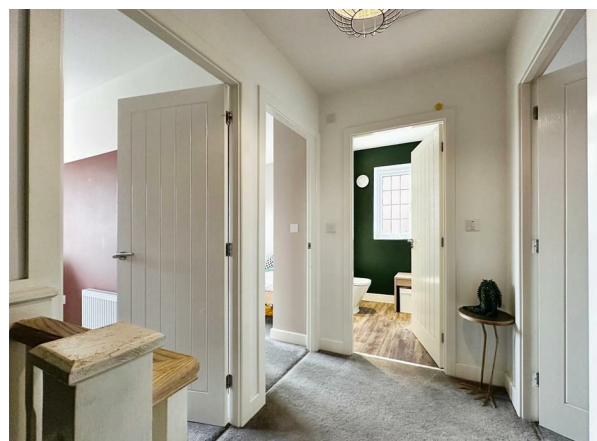
Brick-built detached garage with tiled roof, eaves storage metal up and over door.

Parking & Front

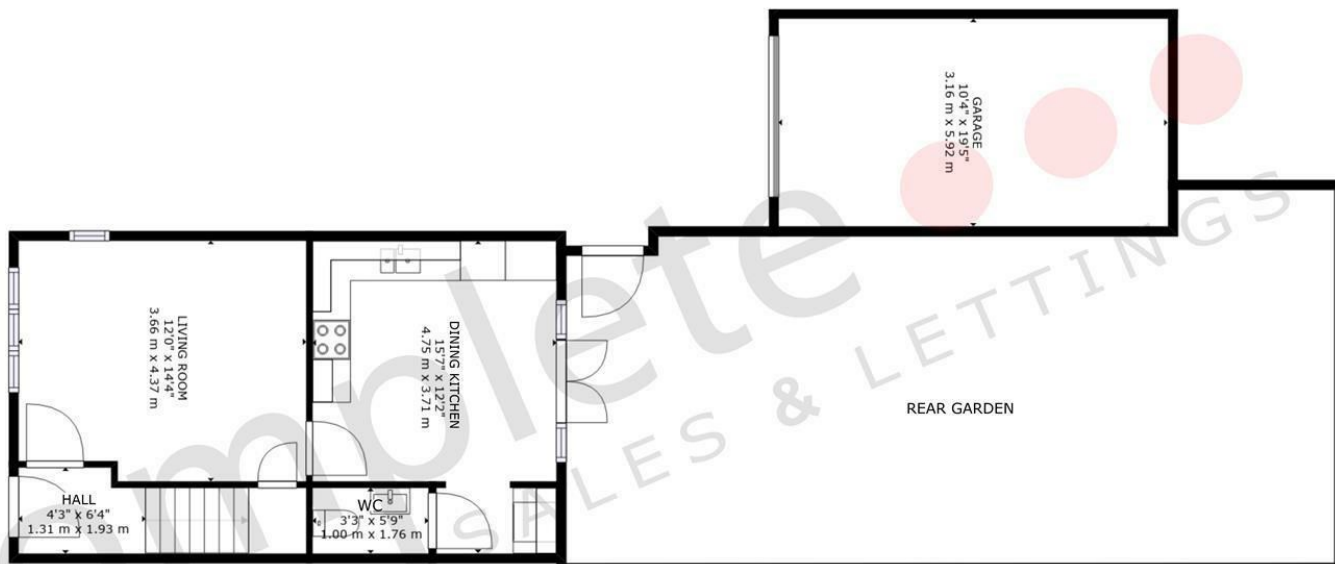
There is a block paved drive for up to three cars with an electric vehicle charging point. There is a gate to the rear garden. To the front is an area of slate with a pathway that leads to the modern composite entrance door, which has a tiled canopy porch. To the front is a protected Green communal area, with lots of young trees and pathways which benefit from rural views beyond.'

Location

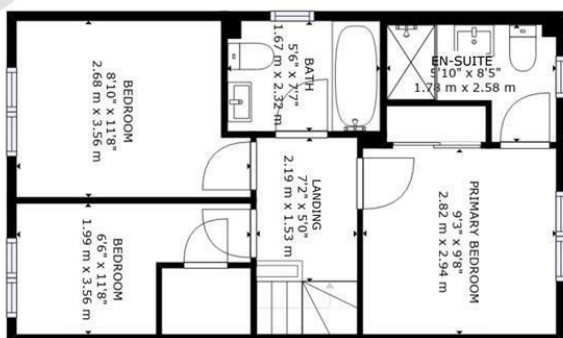
Oakley Meadow is a highly successful development of 90 properties completed by well-known national house builders, Bloor Homes. The development is pleasantly situated on the periphery of the village within easy walking distance of local amenities, within easy reach of the town centre some three miles distant. The development is also ideally suited for access to the motorway network and has proved highly popular. Bishops Tachbrook is an ancient Warwickshire village with a fascinating history with over 2500 residents. Conveniently located in the nearby towns of Leamington Spa, Warwick and Southam and is close to the M40 Motorway. Most of the village has a large sense of community, with a successful church and Sports and Social Club. The village has a strong sense of self-sufficiency, with an active Parish Council, village primary school, for children aged 4 to 11, as well as a large park - known as the "meadow" to the residents of the village where local events and activities take place, and which contains a new BMX track. There are a few small retail premises including a corner shop. There is a local church, a doctor's surgery, a shop and The Leopard remains a highly popular pub to the village.



FLOOR 1



FLOOR 2



complete ●●●
SALES & LETTINGS

GROSS INTERNAL AREA
FLOOR 1: 419 sq. ft, 39 m², FLOOR 2: 418 sq. ft, 39 m²
EXCLUDED AREAS: , GARAGE: 202 sq. ft, 19 m²
TOTAL: 838 sq. ft, 78 m²

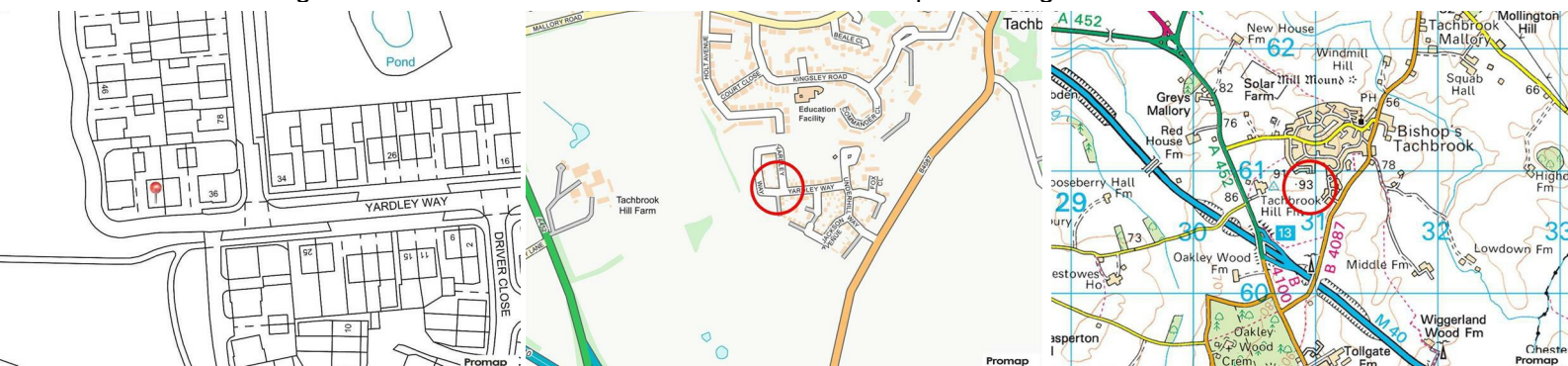
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Beautifully Presented Semi
- Three Bedrooms
- Oakley Meadow Development
- Detached Garage
- Stunning Views To The Front

- Bloor Home Studland Design 2018
- Bathroom & En-Suite
- Utility Area & Guest WC
- Parking & EV Charging Point
- Popular Village Location



YARDLEY WAY, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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