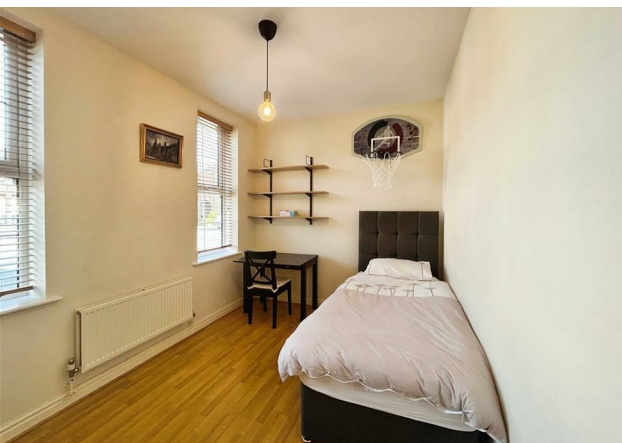




ALDERMAN WAY, WESTON UNDER WETHERLEY

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SALES & LETTINGS





A Spacious three-bedroom ground floor apartment offering stunning open field views, located in the sought-after village of Weston-Under-Wetherley, just 3 miles northeast of Royal Leamington Spa. Nestled within the charming Old Courtyard development, this property boasts uninterrupted views of the picturesque Warwickshire countryside. The property, in brief comprises of; Spacious entrance hall, open plan living/kitchen area with large windows to three aspects, master bedroom with en-suite shower room, two further bedrooms and a generous family bathroom. The property also benefits from two allocated parking spaces, gas central heating and communal gardens to enjoys the peaceful views.

Entrance Hall

A generously sized entrance hall featuring stylish tiled flooring, two ceiling light points, a telephone entry system, central heating radiator, and a smoke alarm. The hall provides access to three bedrooms, the bathroom, and an open-plan lounge/kitchen.

Lounge

A bright and exceptionally spacious lounge, with windows on three sides that flood the room with natural light and offer breathtaking views of the surrounding countryside. The room also includes three large storage cupboards, two chandelier-style ceiling light points, light oak wood flooring, and plenty of space for a large family dining table. Additionally, there are two central heating radiators for added comfort.

Breakfast Kitchen

A spacious, fully fitted kitchen designed for both function and efficiency, featuring integrated appliances including a washing machine, dishwasher, fridge and freezer. The kitchen boasts an abundance of high and low-level cupboards and drawers, providing ample storage space. A stainless steel double sink with a modern mixer tap complements the space, while the NEF oven and electric hob, paired with a sleek splashback and extractor fan, offer both practicality and style. Perfectly suited for both everyday living and entertaining. The kitchen also houses the condensing boiler.

Family Bathroom

The family bathroom features full tiling throughout, a central heating radiator, extractor fan, and a low-level flush WC. It also includes a pedestal sink, a fitted towel rail, a bath with an overhead shower, and a shaving point also.

Bedroom One

The generously sized primary bedroom boasts beautiful wooden flooring, ample fitted wardrobes, a central heating radiator, and a ceiling light point. A double-glazed window provides lovely views of the charming courtyard.

En-Suite

The fully tiled en-suite shower room features an obscured glass window, a modern shower enclosure, a low-level flush WC, and a pedestal sink with hot and cold taps. It also includes a central heating radiator for added comfort.

Bedroom Two

The second double bedroom offers dual-aspect double-glazed windows with views of the courtyard, a ceiling light point, and fitted wardrobes with shelving. It also features wooden flooring and a central heating radiator, creating a bright and comfortable space.

Bedroom Three

The third bedroom is versatile, offering the perfect space for either a single bedroom or a home office. It features a double-glazed window, a ceiling light point, wooden flooring, and a central heating radiator.

Parking

The property has two allocated parking spaces adjacent to the building



Outside & Gardens

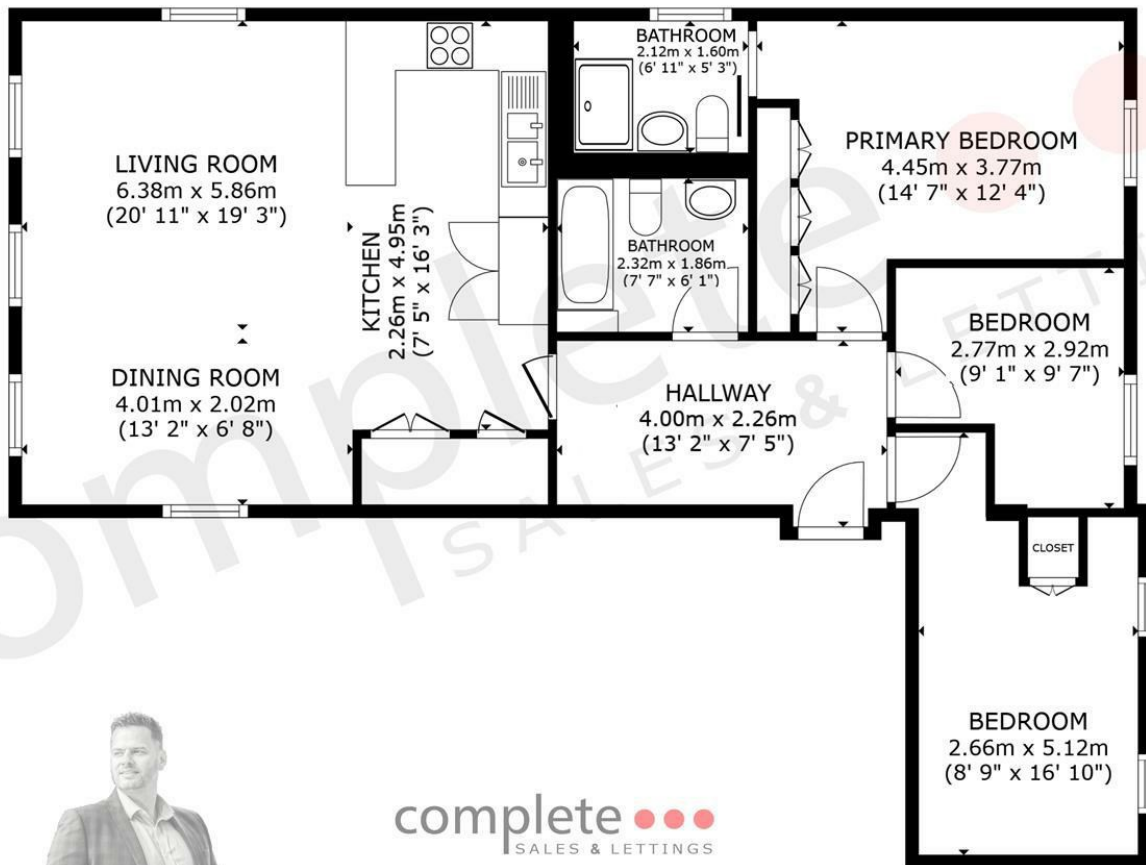
There are communal gardens to the front of the property with uninterrupted views of the Warwickshire countryside. The village also benefits from a modern village hall and large playing field with new play equipment are just a few minutes walk away."

Location

Weston-under-Wetherley is a charming village located in Warwickshire, England. Surrounded by stunning countryside and greenery, this quaint village offers a peaceful and serene setting for those who want to escape the hustle and bustle of city life. With a population of around 1,000 residents, Weston-under-Wetherley provides a close-knit community feel. The village is well-equipped with local amenities, including a village hall and a play area. Local pubs are next villages- Red lion Hunningham & Kings Head Cubbington. Cubbington has a good primary school and the property is in catchment for North Leamington School. There are also many beautiful walks in the surrounding countryside, making it the perfect location for those who enjoy the great outdoors. Located just a few miles from Leamington Spa and Warwick, Weston-under-Wetherley is ideally situated for easy access to a wide range of shops, restaurants, and entertainment options. The village is also just a short drive from the M40 & M1 motorways, making it an excellent location for commuters.

Overall, Weston-under-Wetherley is a delightful village with plenty to offer its residents, from its stunning natural surroundings to its strong sense of community.





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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 89.7 m² (966 sq.ft.)
TOTAL : 89.7 m² (966 sq.ft.)

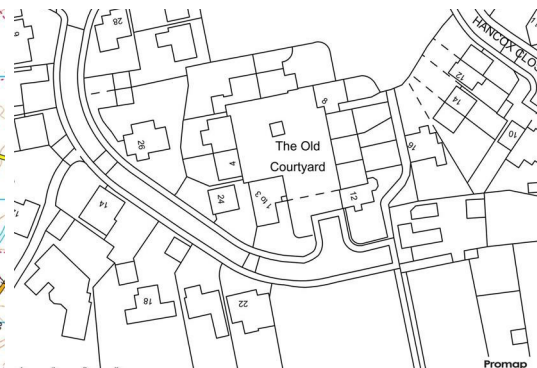
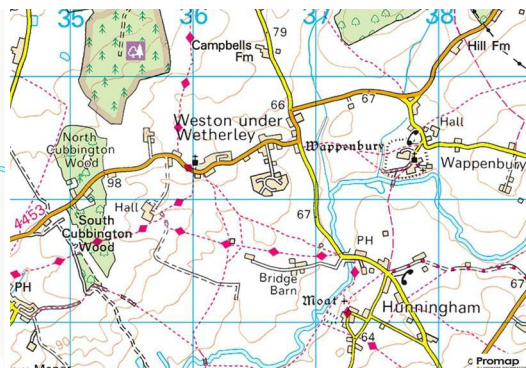
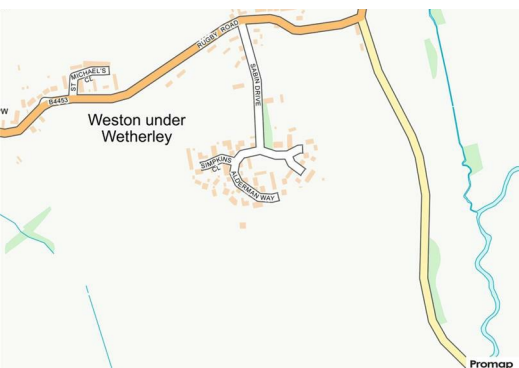
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert





- Stunning Views
- Spacious Open Plan Lounge/Kitchen
- Ground Floor Apartment
- Two Allocated Parking Spaces
- Must Be Viewed
- Rural Location
- Three Bedrooms
- Two Bathrooms
- Long Lease
- No Chain



ALDERMAN WAY, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
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	70	76

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