

WAGGONERS CLOSE, BUBBENHALL

complete ● ● ●
SALES & LETTINGS





An extended 1970s detached home in a cul-de-sac in Bubbenhall, a popular village just North of Leamington Spa. The spacious home comprises an attractive frontage with a porch canopy, an entrance hall, a guest WC, a lounge diner, a conservatory, a breakfast kitchen, a utility, and four spacious bedrooms with the main bedroom having a dressing area and an ensuite. There is a family bathroom. The property also benefits from a mature Westerley-facing garden, double garage, 2 to 3 parking spaces and is offered no onward chain. An opportunity to buy a mature property that has not been on the market for over 40 years!

It's in the details...

Entrance Hall

A timber entrance door with matching side windows leads into the hallway, which has a carpeted staircase with carpet bars and timber handrail& balustrade. Under-stairs storage cupboard, a radiator and glazed doors through to the lounge diner breakfast kitchen.

Guest WC

With a window to the front elevation, a toilet, a pedestal hand wash basin, tile flooring and a tiled splash back.

Living Dining Room

A large l-shaped space, which has a large uPVC double glazed window to the front elevation, with a pleasant outlook of the front garden and trees. There is a brick-built open fire, feature wallpapered wall, three radiators, timber double glazed French doors to the garden as well as timber double glazed bi-fold doors through to the conservatory.

Conservatory

A glass conservatory with uPVC frames, four top quarter opening windows, a brick base and a uPVC double glazed door to the garden. There are electrics.

Breakfast Kitchen

An open plan space which has Amtico tiled flooring, a white kitchen with oak worktops and a one-and-a-half bowl stainless steel sink with flexible mixer tap. There is a fitted oven, a four-ring electric hob, space and plumbing for a dishwasher and there is a fitted wine rack. Tiled splashback and a large uPVC double glazed window overlooking the garden. A floor-standing oil-fired boiler. There is an area with a continuation of the flooring, two radiators and a uPVC double glazed window to the front suitable for breakfast furniture.

Utility

Open-plan again from the dining area there are white cupboards with a worktop with a single bowl stainless steel sink and mix it up. There is space and plumbing for a washing machine and space for a dryer. There is a barn-style double glazed door & a side uPVC double window that leads to the garden. There is a door to the double garage.

Double Garage

Which has a metal up and over electric double door and a window. There is power and lighting.

Landing

A carpeted landing with timber doors through to the four bedrooms and family bathroom. There's also a door to the spacious airing cupboard with the hot water tank and shelving.

Bedroom One

A very large bedroom with a huge UPVC double glazed window to the front, a radiator and a large storage cupboard/wardrobe over the stairs. Archway through to the dressing area which has a UPVC double glazed window and timber door through to the en-suite.

En-Suite

With Amtico luxury vinyl tiled flooring, a Heritage handbasin on legs, with a Victorian-style mixer tap. Large glass walking shower enclosure with a rainfall thermostatic shower and a handheld attachment. There is a uPVC double glazed window, a toilet, an electric shaver point, a wall light, a chrome towel radiator and a down-light.

Bedroom Two

Another spacious double bedroom has a large uPVC double glazed window to the front and a radiator.



Bedroom Three

Double bedroom with fitted wardrobe, a radiator and a uPVC double glazed window with a view of the garden.

Bedroom Four

A double bedroom that has a uPVC double glazed window overlooking the rear garden. There is a radiator.

Bathroom

Amtico luxury vinyl tiled flooring, and fitted with a white bathroom suite comprising of a bath with Victorian style mixer tap with hand attachment, pedestal hand wash basin and a toilet. There is a chrome towel radiator, tiled splash-backs and a uPVC double glazed window.

Garden

A mature rear garden has a contoured large area of lawn with plenty of stocked bedding areas there is a patio next to the property as well as a patio which catches the sunshine to the rear. Enclosed with timber fencing- wide area to the side - great for bins and also as a gate to the front

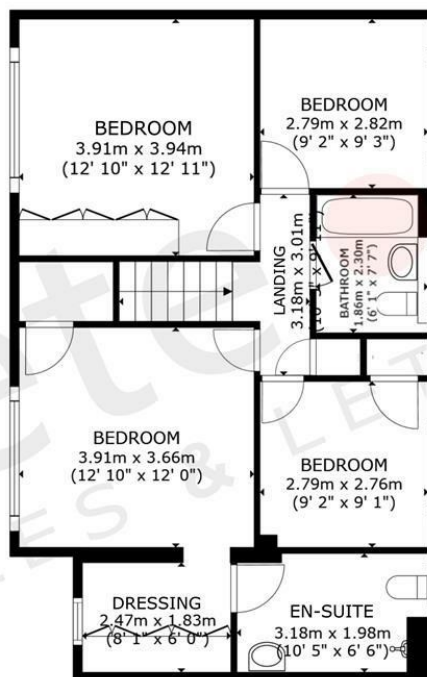
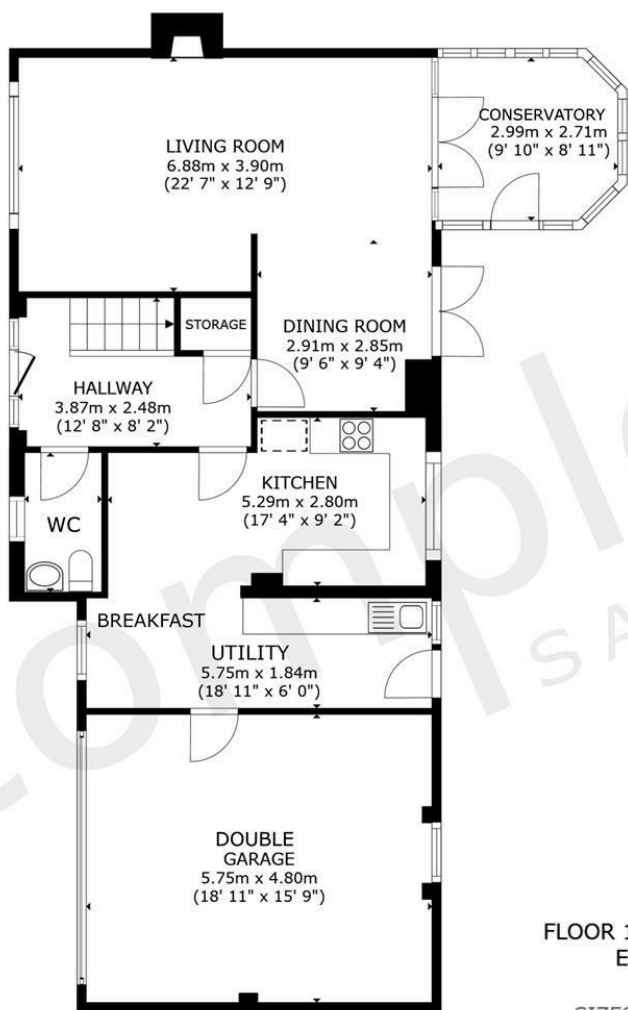
Front & Parking

Parking at the front for 2-3 vehicles on the block paved drive. An attractive frontage that has a porch canopy, with brick pillars and block paving. Block-paved steps lead to the path. There are two well-kept areas of lawn, lots of border planting, and small trees.

Location

Bubbenhall is a lovely village in Warwickshire located approximately 5 miles from Royal Leamington Spa and 5 miles south-east of Coventry. It lies just off the main A445 from Leamington Spa to Rugby and is well-placed for easy access to the motorway network. The village has two popular pubs, St Giles parish church, and a village hall offering clubs and





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GROSS INTERNAL AREA
FLOOR 1 80.3 sq.m. (865 sq.ft.) FLOOR 2 71.8 sq.m. (773 sq.ft.)
EXCLUDED AREAS : GARAGE 27.6 sq.m. (297 sq.ft.)
TOTAL : 152.1 sq.m. (1,637 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



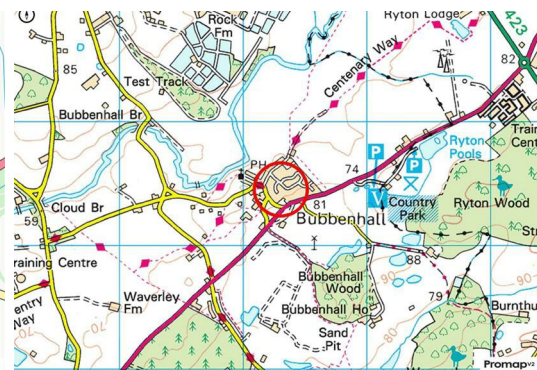
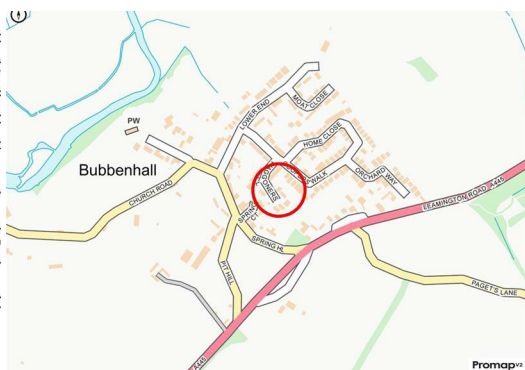
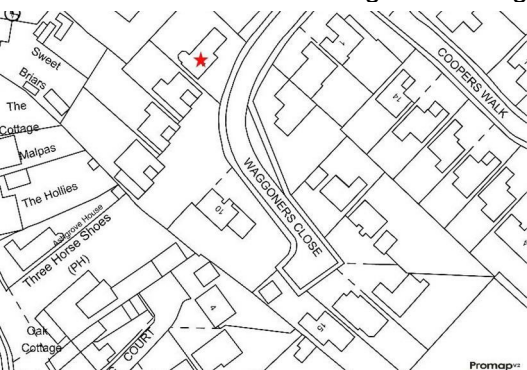
activities for all ages. There is a well-equipped recreation ground with playing fields. The village has a children's day nursery and a wide range of local state and private schooling options.





- A 1970's Detached
- Four Spacious Bedrooms
- Breakfast Kitchen
- En-Suite & Bathroom
- Double Garage & Parking

- Extended Mature Home
- Lounge Diner
- Utility & Guest WC
- Beautiful Garden
- Cul-De-Sac & No Chain



WAGGONERS CLOSE, COVENTRY

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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