



PENTLAND CROWN PLACE, BISHOPS TACHBROOK

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SALES & LETTINGS





A beautifully presented, modern and stylish detached family home, built by AC Lloyd to the 'Dunstall' detached design, in 2017 on the Oakley Grove development of Harbury Lane. The property is entered into the entrance hall, which passes a downstairs WC, living room and double doors to the kitchen diner, positioned at the rear of the property. This is beautifully fitted with a contemporary hi-gloss kitchen, while French doors allow a view and access to the landscaped rear garden. The first floor has three bedrooms, a family bathroom and an en-suite shower room. Outside, the property is situated in an attractive cul-de-sac position. At the front, there are two off-street car parking spaces and a fore garden, whilst at the rear there is a southerly facing and an attractively landscaped garden, with generous and private seating space, premium plants including evergreen trees and mature climbing roses. The property also benefits from solar panels aiding the A-grade EPC.

Entrance Hall

Entered via a panel door, with an inset partially obscured double-glazed window. An internal panel door, with an inset glazed panel, opens into the living room. A further panel door leads to downstairs WC, whilst stairs rise to the first floor. There are recessed spotlights to ceiling, a wall mounted electric fuse board, meter and a panel radiator.

Downstairs WC

With a partially obscured double-glazed window to the front aspect, whilst being fitted with a two-piece white cloakroom suite. This comprises of a push-button operated low-level flush WC and a pedestal sink. There is a ceiling mounted light point, a wall mounted extractor, tiled splash-backs and a panel radiator.

Living Room

With a double-glazed window to the front aspect, whilst internal double panel doors lead to the kitchen diner and a further panel door leads to the understairs cupboard. There are two ceiling mounted light points and two panel radiators. The understairs cupboard contains wall mounted shelving and a ceiling mounted light point.

Kitchen Diner

With double-glazed French doors opening onto a patio space within the rear garden, whilst a double-glazed window allows a view of the rear garden, from the kitchen sink. The kitchen has been attractively fitted with a complimentary range of base and eye-level fitted kitchen cabinets, containing pan drawers and a pantry drawer, all finished in a contemporary hi-gloss. Above the base units there is a wood effect worksurface, with an inset 1 & 1/2 bowl stainless-steel sink and drainer, an inset stainless-steel four burner gas hob, with a stainless-steel chimney styled extractor over and double oven and grill beneath. There is an integrated and concealed fridge freezer, dishwasher and washer/dryer. A further corner cabinet contains the Worcester boiler for gas central heating and hot water. There are recessed spotlights to ceiling and tiled splash backs.

The dining area has a pendant ceiling light point, positioned above the space for the table and a panel radiator.

Landing

With internal panel doors radiating into the three bedrooms and the family bathroom. There is an access hatch to the loft, a ceiling mounted light point and a wooden balustrade to the stairs.

Bedroom One

Being a double bedroom, with a double-glazed window to the front aspect, a panel door leading to the en-suite shower room and a further panel door leading to a storage cupboard, positioned above the stair bulkhead. There is a range of fitted bedroom furniture, concealed behind mirrored sliding doors, containing hanging space, shelving and drawers. There is a ceiling mounted light point, recessed spotlights to ceiling and a panel radiator.

Ensuite

With a partially obscured double-glazed window to the front aspect, whilst being fitted with a three-piece white shower room suite. This comprises of a push-button operated, low-level flush WC, a ceramic sink mounted on a vanity unit, with storage beneath, whilst there is a double shower, with a glazed screen, rain and hand-held shower attachments. There is a ceiling mounted extractor, recessed spotlights in the ceiling, there are contrasting tiled splash backs and a chrome heated towel rail.

Bedroom Two

Being a double bedroom, with a double-glazed window to the rear aspect, a ceiling light point and a panel radiator.

Bedroom Three

Being a single bedroom, with a double-glazed window to the rear aspect, a ceiling light point and a panel radiator.



Bathroom

With a partially obscured double-glazed window to the side aspect, whilst being fitted with a three-piece white bathroom suite. This comprises of a push-button operated low-level flush WC, a pedestal sink and a panel bath, with a glazed screen and shower over. There is a ceiling mounted extractor, there are recessed spotlights to the ceiling, which are controlled via both a proximity sensor and a switch, there is a wall mounted medicine cabinet, there are contrasting tiled splash backs and a chrome heated towel rail.

Driveway & Parking

Property is approached over a shared driveway, which is laid to a pebble effect surface. The property is approached via a paved footpath, which passes two off-street car parking spaces, edged with block paving. The garden space is laid to lawn with herbaceous border. A footpath continues down the side of the property, and to the rear garden, via a timber pedestrian gate.

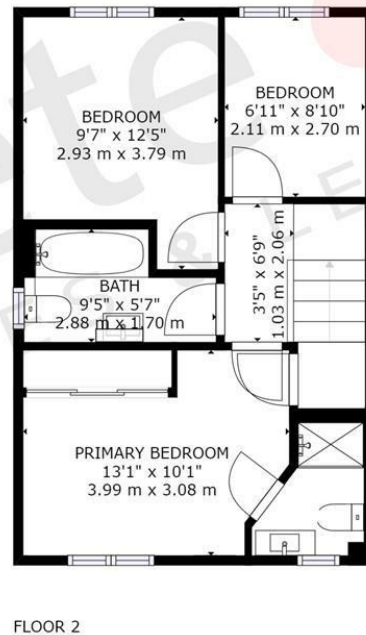
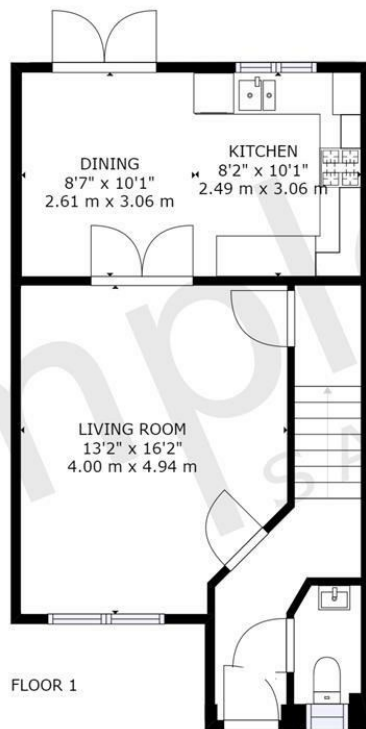
Rear Garden

Being southerly facing and attractively landscaped. The garden is arranged around a central lawn, surrounded by herbaceous borders. Adjacent to the rear of the property there is a patio space, adjoining the French doors to the kitchen diner, whilst a footpath leads to a further seating area, positioned at the foot of the garden. There is a timber garden shed, a side access from the front of the property on the right-hand boundary, whilst there is a storage space to the side of the property on the left-hand boundary. On the rear wall of the property there is outside lighting and an outside tap. Solar Panels.

Location

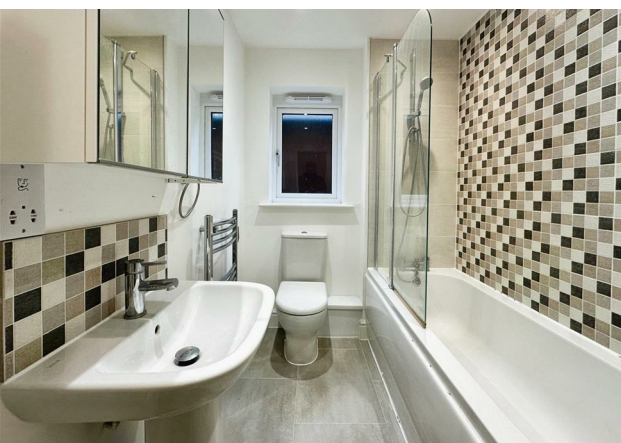
Oakley Grove is a modern AC Lloyd development located off Harbury Lane, on the outskirts of Bishop Tachbrook, to the South of Leamington, benefiting from the plentiful shopping and leisure opportunities in this vibrant town. Located in a highly desirable area on an attractive newly built estate, Oakley Grove, which has greenery and children's play areas. The Tachbrook Country Park is just a walk away, giving great walks & views across the Warwickshire countryside. The location benefits from great excellent transport links with the





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GROSS INTERNAL AREA
FLOOR 1: 482 sq. ft, 45 m², FLOOR 2: 446 sq. ft, 41 m²
TOTAL: 927 sq. ft, 86 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

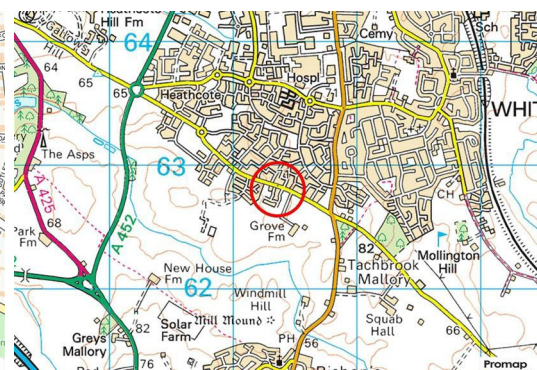
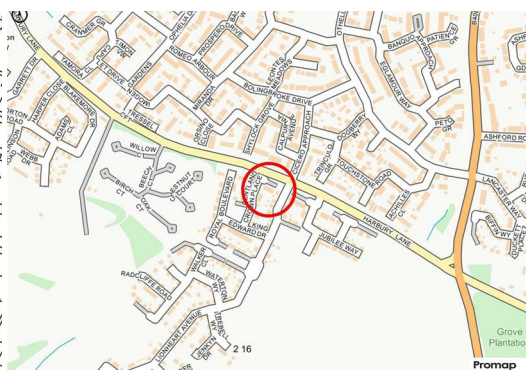


M40. Leamington Spa offers an abundance of independent boutiques and chain retailers, a thriving social scene, excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being fantastic for all ages. But locally is the Oakley Wood Secondary School and several primary & nursery schools- both old and new not far from this home.



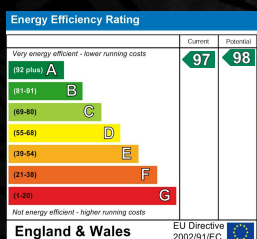
- Detached Property 2018
- Kitchen Diner
- Bathroom & En-Suite
- Driveway & Parking
- Solar Panels- A Grade EPC

- AC Lloyd 'Dustall' Design
- Three Bedrooms
- Guest WC & Living Room
- South Facing Rear Garden
- No Chain



PENTLAND CROWN PLACE, LEAMINGTON SPA

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



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