



COOPERS WALK, BUBBENHALL

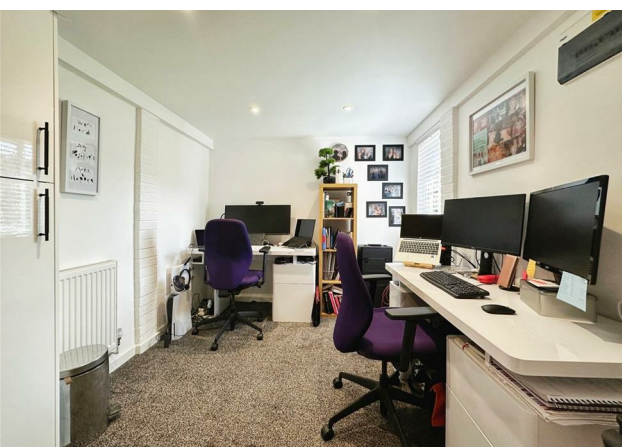
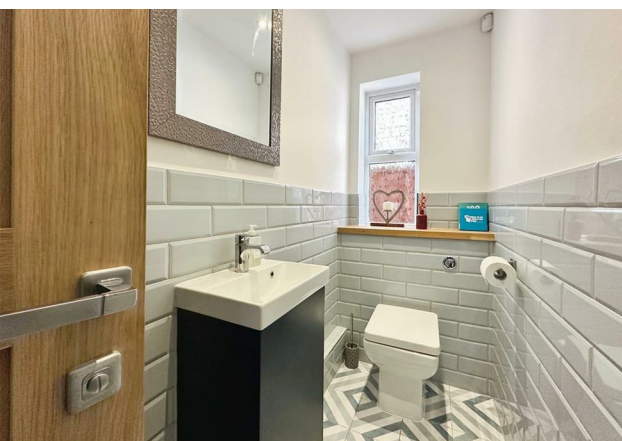
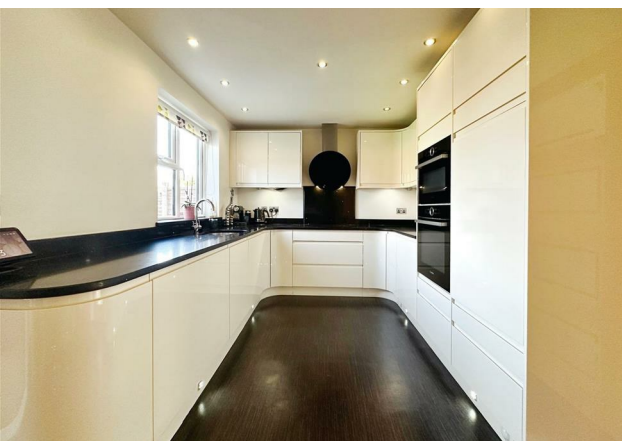
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SALES & LETTINGS





*\*RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY*





An extremely stylish and well presented 1970's extended detached family home in the peaceful village of Bubbenhall, just North of Leamington Spa. The property comprises of entrance hall, bay fronted living room, dining room, granite breakfast kitchen, large garden room, guest WC, utility, study, four well proportioned bedrooms, the main bedroom has walk-in wardrobe and en-suite. There is also a bathroom, part garage that has an electric door, a beautiful front garden with parking & EV charging point and a good size West facing landscaped garden, with a large patio. Easy reach to Leamington, Coventry & Rugby, the A45 which can get you to the M1, A46 and M6. Also great if you're looking for Aston Martin, Jaguar Land Rover and getting to the Fosse.

It's in the details...

#### Hallway

Modern contemporary composite entrance door leads into the hallway with a uPVC double glazed window to the side, black door matting on entry, timber laminate flooring, coving, radiator, downlighting and modern glazed oak doors through to living room and the breakfast kitchen and solid oak doors through to the utility and guest WC. There is black under stairs push fitted storage drawers and cupboard.

#### Guest WC

A very stylish space, with half height, bevelled edge tiled walls, a ceramic handbasin with vanity storage and mixer tap, anthracite towel radiator, down-lights, a concealed waste toilet, a deep oak shelf and a uPVC double glazed window. Pattern tiled floor.

#### Living Room

A spacious living room with timber effect laminate flooring, contemporary quartz fireplace with a gas fire, wall lighting, downlighting, coving, two radiators, a uPVC double glazed bay window to the front and internal glazed oak double doors through to the dining room.

#### Dining Room

With a continuation of the timber effect laminate flooring, a radiator, coving to the ceiling, a triple opening through to the large garden room and glazed oak door through to the breakfast kitchen.

#### Large P-Shaped Garden Room

Originally a conservatory with good height brick base and uPVC double glazed windows & French doors to the garden. There are three radiators, and now an insulated tiled roof, with downlighting. The windows all have fitted blinds.

#### Breakfast Kitchen

A stylish country cream gloss kitchen, which is handleless with granite speckled curved worktops, a sunken 1 & 1/2 bowl stainless steel sink with mixer tap and engraved drainer. There is an integral dishwasher, a four ring induction hob, granite splashback and stylish black glass extractor over. There is a Bosch fitted oven, Bosch fitted microwave combination oven, three-quarter size fridge, downlighting, under counter lighting, kickboard lighting, and a granite breakfast bar for two chairs both with chrome plug sockets. There is a uPVC double glazed window with a pleasant view down the garden and karndean black flooring.

#### Utility

Good size utility which has plenty of gloss storage cupboards, a dark worktop with space and plumbing for washing machine and dryer there is space for a plumbed in American style fridge if required. There is a radiator, UPVC double glaze window and timber effect laminate flooring. There's an oak glazed door through to the study.

#### Study

The study has been created in part of the garage. Includes downlighting, a uPVC double glazed window, a radiator, a gloss cupboard Housing the gas combination boiler.

#### Landing

A carpeted landing with oak doors through to the four bedrooms and family bathroom. There is a loft hatch with a ladder to the part boarded loft.

#### Bedroom One

Spacious double bedroom with stylish sharps fitted wardrobes with matching drawers and side drawers. There's mirror doors to a walk-in wardrobe that has shelving, hanging rails and an automatic light. The bedroom has a UPVC double glaze window to the front elevation, a radiator and an oak door through to the en-suite.

#### En-Suite

A well appointed suite for a double width shower enclosure with glass screen with flipper panel, rainfall thermostatic shower panel attachment, tiled mosaic boxing with downlighting, a large anthracite coloured towel radiator, vanity storage unit with deep shelf, concealed waste toilet and ceramic sink, with mixer tap. There's an LED mirror light, downlighting, extractor and a UPVC glaze window. Timber effect Amtico vinyl flooring.





#### Bedroom Two

A spacious double bedroom with a radiator and a uPVC double glazed window to the front.

#### Bedroom Three

A double bedroom with a radiator and a uPVC double glazed window to the rear.

#### Bedroom Four

A double bedroom with children's themed feature wall paper, a radiator and a uPVC double glazed window overlooking garden.

#### Bathroom

Stylish bathroom with a deep white bath with glass shower screen and means thermostatic shower. There's a vanity storage unit with grey worktops which include a concealed waste toilet and a ceramic hand basin with a mixer tap. Tiling to water sensitive areas, Timber effect Amtico vinyl flooring, an anthracite coloured towel radiator, downlights, an extractor and uPVC double glaze window.

#### Rear Garden

A beautiful landscaped sunny West facing garden, with a large grey porcelain tiled patio with plenty of space for furniture and potentially a hot tub. There's a large well kept lawn, with slate contoured bedding areas that are planted with bushes, small trees and flowers. There is a shed and the garden is enclosed with timber fencing with cement posts and gravel boards. Timber gate to front and outside electrics.

#### Front Garden & Drive

There's a lovely contoured lawn, with slated planting, bushes, bedding to the bay with a planted Wisteria. There's a block paved drive for parking two cars side-by-side outside lighting and canopy porch to the main entrance door, outside electrics and an EV charging point.

#### Garage

Part garage with power, lighting and an electric roller door.

#### Location

Bubbenhall is a lovely village in Warwickshire located approximately 5 miles from Royal Leamington



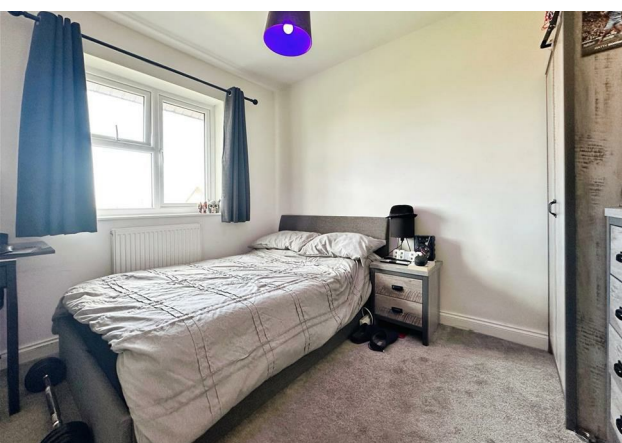




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The Leamington Property Expert

GROSS INTERNAL AREA  
FLOOR 1: 1,021 sq. ft, 95 m<sup>2</sup>, FLOOR 2: 694 sq. ft, 64 m<sup>2</sup>  
TOTAL: 1,715 sq. ft, 159 m<sup>2</sup>  
EXCLUDED AREA: PATIO: 2,029 sq. ft, 188 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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- The Maltshovel & The Three Horse Shoes, the St Giles parish church, and a village hall offering clubs and 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.

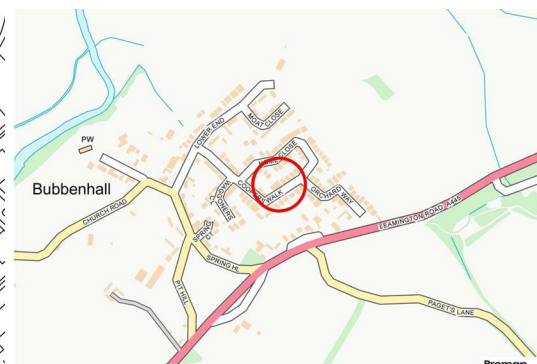
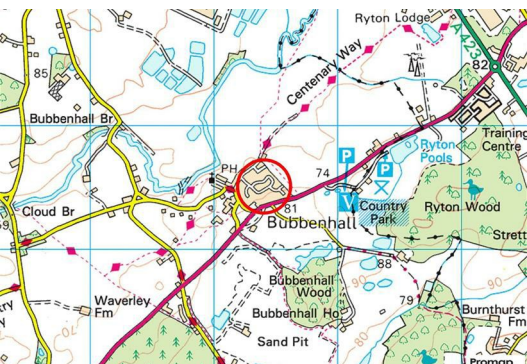






- Extended Detached
- Living Room
- Dining Room
- Guest WC
- Part Garage & Parking

- Four Bedrooms
- Breakfast Kitchen
- Large Garden Room
- Utility & Study
- West Facing Garden



## COOPERS WALK, COVENTRY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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