



BURWELL GROVE, BISHOPS TACHBROOK

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SALES & LETTINGS



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



A stylish detached home built by premier builders Taylor Wimpey in 2019 this to the 'Lanford' design in the development of Meadowsweet Farm with views of the Tachbrook Country Park. The family home comprises of entrance hall, guest WC, living room, kitchen diner, utility, three well-proportioned bedrooms, en-suite and family bathroom. The property benefits from a front and rear landscaped garden, off-road parking for two cars and a detached garage with an electric vehicle charging point. This property is well located just south of Leamington Spa, great for JLR, M40 and to get into Leamington or Warwick train station. Very well located for the new Oakley Secondary School, which is a 10-minute walk. I'm literally at the start of the Tachbrook Country Park, which is great for wonderful views and walks.

Entrance Hall

A modern composite entrance door leads into the spacious hallway, which is well decorated and has half-height effect panelled walls, Amtico luxury flooring and a carpeted staircase with painted balustrade leading to the first floor with open storage below. Painted doors through to the storage cupboard and guest WC. There is also an Internal glazed door to the kitchen diner and a door to the living room.

Guest WC

With a continuation of the Amtico luxury flooring, a pedestal hand wash basin, a toilet, downlights and an extractor. There is half-height stylish tiling on the walls.

Living Room

Very neutral and newly decorated living room, with a large uPVC double glazed window to the front elevation and there is a radiator.

Kitchen Diner

Fitted with stylish white units, with black handles and granite worktops, which has a one and a half bowl stainless steel sink with engraved drainer and surface mounted mixer tap and a uPVC double glazed window over. There is a fitted dishwasher, a double oven, four ring electric hob with a grey glass splash-back and an extractor over. There is a fitted fridge freezer and kickboard LED lighting. The flooring has grey Amtico luxury flooring, a door to the utility and double glazed French doors to the garden.

Utility

A continuation of the grey tiling, white units with black handles and granite worktop. There is shelving, downlights and an extractor.

Landing

Carpeted landing that has a radiator, loft hatch and doors to the three bedrooms and family bathroom.

Bedroom One

Very spacious full width main bedroom which has two uPVC double glazed windows to the front allowing extra light to filter through to the large bedroom- with fantastic country park views. There are two radiators and a door through to the en-suite.

En-Suite

Fitted with a bi-folding glass shower enclosure with an electric shower, pedestal hand wash basin with chrome mixer tap, a toilet, Amtico tiled effect flooring and splashback tiling. There is an extractor, a radiator and down-lights.

Bedroom Two

A double bedroom that has a uPVC double glazed window overlooking the garden and there is a radiator.

Bedroom Three

A good size 3rd bedroom which has a recess which would be great for fitted wardrobes, there is a radiator and a uPVC double glazed window overlooking the rear garden.

Bathroom

Fitted with a white suite comprising a bath with a glass shower screen and mains rainfall thermostatic shower with handheld attachment. There is a pedestal hand wash basin



with chrome mixer tap, a toilet, a radiator, an extractor, down-lights and tiled splashback with tiled effect Amtico flooring.

Garage

With an up-and-over door, eaves storage, electrics and a light.

Rear Garden

Which has been landscaped by the current owners with a large area of patio, a decent size lawn, perimeter fencing and timber retained bedding towards the back with planting. There is outdoor electrics, lighting, a tap and a gate to the driveway.

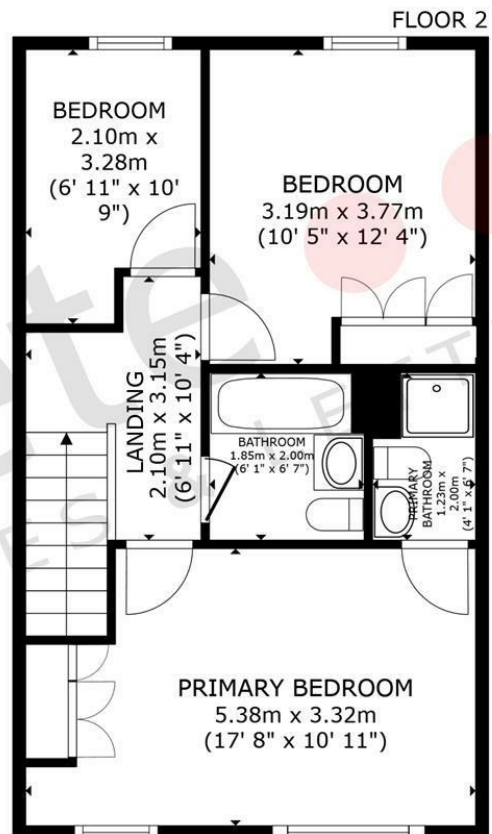
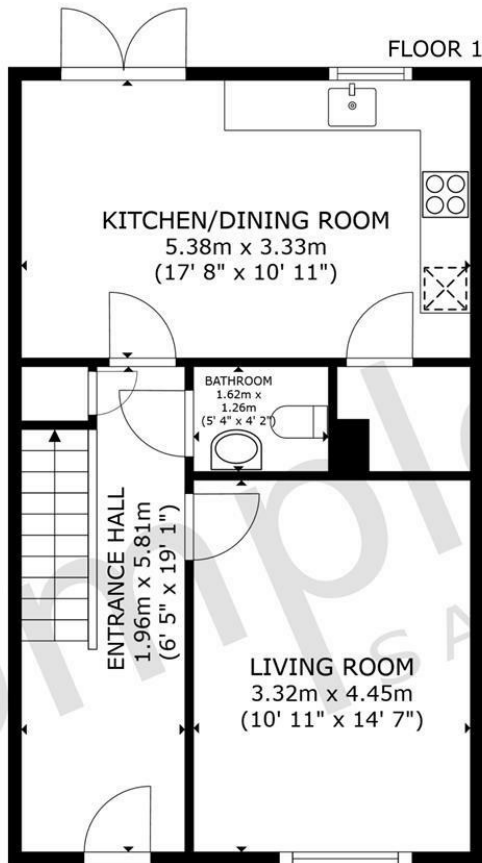
Front Garden & Drive

Landscaped front garden later lawn with freshly planted hedgerow, with a tiled walkway to the front door that has a canopy. Tarmac drive for two cars and a side gate to the garden.

Location

Meadowsweet Farm is a Taylor Wimpy development located off Harbury Lane in the outskirts of Bishop Tachbrook, to the South of Leamington, benefiting from the plentiful shopping and leisure opportunities of the very vibrant town. Located in a highly desirable area on an attractive new build estate, which boasts large areas of greenery with the protected Tachbrook Country Park and the New Secondary School - Oakley School on your doorstep 10 minute walk. There are excellent transport links to the M40, JLR and within easy drive to the Leamington Train Station 7 minute drive. Leamington Spa offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.





GROSS INTERNAL AREA
FLOOR 1 49.7 m² (535 sq.ft.) FLOOR 2 50.0 m² (538 sq.ft.)
TOTAL : 99.7 m² (1,073 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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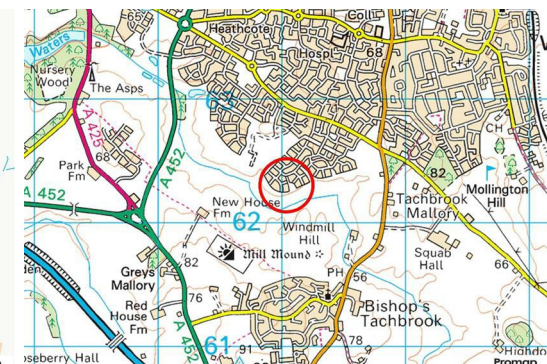
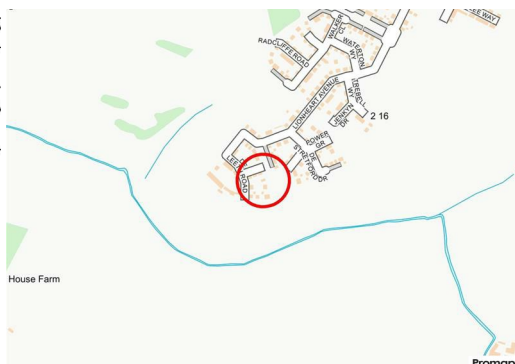


Heathcote Primary School – 15min walk
Oakley Secondary School – 10min walk
Co-op – 15 min walk
Little Pioneers Nursery and Pre School – 15 min walk
Leamington Train Station – 7 min drive
M40 / A46 – 5 min drive

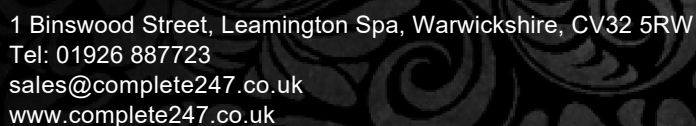




- Three Bedroom Detached
- Kitchen Diner
- Tachbrook Country Park Views
- En-Suite & Bathroom
- 10 Minute Walk To Oakley School



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



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