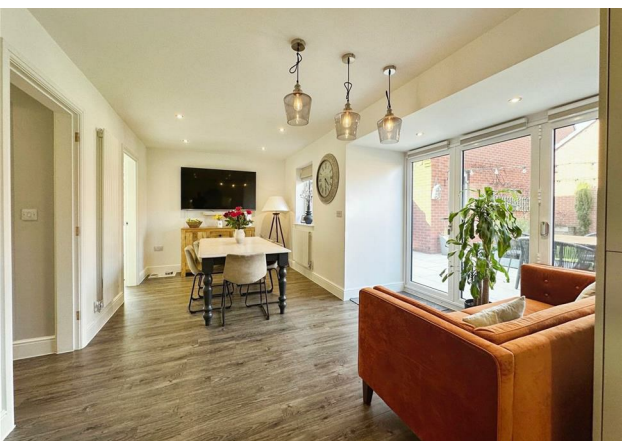




VICTORY DRIVE, BISHOPS TACHBROOK

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SALES & LETTINGS





An attractive AC Lloyd 2020 detached family home, built to the 'Mallory' design on the Oakley Grove development just off Harbury Lane, close to the Tachbrook Country Park. The stylish home comprises of storm porch, a porch, a central hallway, study/playroom, a living room with a media wall, a guest WC, a family kitchen diner, a utility, four bedrooms, en-suite and a family bathroom. Property benefits from a beautiful landscape rear garden, front garden, drive for parking two cars in tandem and a larger than average garage, with an EV charging point. There is a lovely green aspect to the front and the property is located a 10 minute walk from Oakley School. Five years remaining NHBC guarantee.

It's in the details...

Porch

A modern composite entrance door, with a central stain glass window leads into the porch, which has a fitted doormat and a modern glazed door that leads through to the hallway.

Entrance Hall

A central hallway with timber effect Karndean flooring, a carpeted staircase, with oak handrail and painted spindles leads to the first floor. This is a well decorated space with downlighting, modern glazed doors through the living room and the playroom/study. There is a radiator, door to guest WC and an open doorway to the family kitchen diner.

Guest WC

A wonderful guest toilet which is fully panelled with a useful shelf, Karndean tiled effect flooring, a floating vanity storage with a ceramic sink and mixer tap. There is a radiator, a toilet, down-light and an extractor.

Living Room

A beautifully presented living room with a feature panelled wall, a radiator and a uPVC double glazed window with a green aspect to the front. There was also a characterful media wall, with built-in cupboards, and oak shelving with down-lighting. There's a recess for a TV, a sound bar and an electric point ready for an electric fire below.

Study/Playroom

With timber effect Karndean luxury tiled flooring, a feature wallpaper wall, a radiator and a uPVC double glazed window with a green view to the front.

Kitchen Diner

A full width open space, with a continuation of the Karndean luxury vinyl flooring, three areas of a great space for a dining table which has a uPVC double glazed window, modern radiator with downlighting. There is a uPVC double glazed bifold doors to the garden. this area is good for a dining table or sofas with three pendant drop lights and some recessed downlighting. There is a tall modern white radiator, door to the under stairs storage cupboard and a door through to the utility. The kitchen is a modern Symphony kitchen in a modern stone colour, with chrome handles that includes a fitted dishwasher, a pull-out ladder cupboard, a twin fitted ovens, a five ring gas hob with grey glass splashback and an extractor over. There is under-counter lighting, beautiful marble effect style silestone worktops with one and a half bowl stainless steel sink with surface melted mixer tap and engraved drainer. There is a uPVC double glazed window and down-lighting

Utility

With a continuation of the timber effect Karndean flooring heritage style fitted cupboard, boiler cupboard with gas combination boiler. Theres a silestone worktop with a sunken stainless steel sink, with a surface mounted mixer tap. There is space and plumbing for Washing Machine and space for the dryer. There are down-lights, an extractor and a uPVC double glazed door to the driveway.

Landing

I can't landing with a loft attached to the part boarded loft which has a ladder. There is doors through to the four bedrooms, Omni bathroom and airing cupboard with slatted shelving.

Bedroom One

Very spacious and well decorated bedroom which has a wall of mirrored fitted wardrobes, radiator and a uPVC double glazed window with a nice green aspect to the front. Door two en-suite.

En-Suite

Well appointed ensuite which has a double width glass shower enclosure with rainfall thermostatic shower of hand towel attachment. There is a chrome towel radiator, a toilet, floating vanity unit with ceramic sink and mixer tap. There is an electric point, down-lights, an extractor, half tiled walls, vinyl tile flooring and a uPVC double window.

Bedroom Two

A double bedroom with a fitted wardrobe, a radiator and a UPVC double glazed window with a green view to the front.



Bedroom Three

The bedroom has half height fitted panelling, decorated as a children's room, with a fitted wardrobe and open shelving and storage. There is a radiator and a uPVC double glazed window.

Bedroom Four

The bedroom has half height fitted panelling, decorated as a children's room, with a fitted wardrobe and open storage above. There is a radiator and a uPVC double glazed window.

Bathroom

A stylish four piece bathroom, with a large walk-in shower with static glass screen, a rainfall thermostatic shower with hand held attachment. There is a bath with a mixer tap, a pedestal hand wash basin with mixer up, a toilet, downlights, an extractor, a towel radiator, an electric shaver point and a uPVC double glazed window with a deep useful shelf.

Garage

A wider the normal garage with an up-and-over door, eaves storage, electrics, lighting, and a pedestrian door to the garden.

Garden

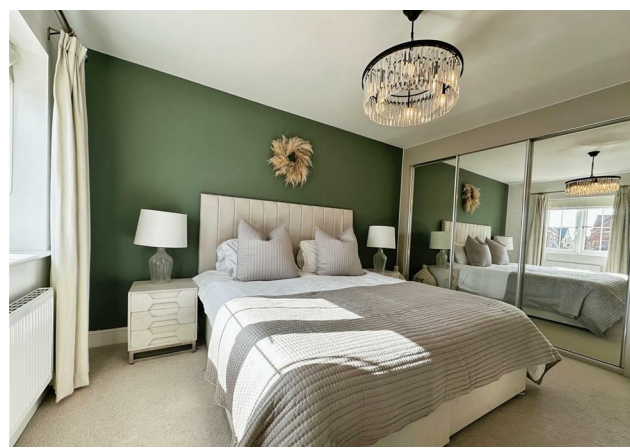
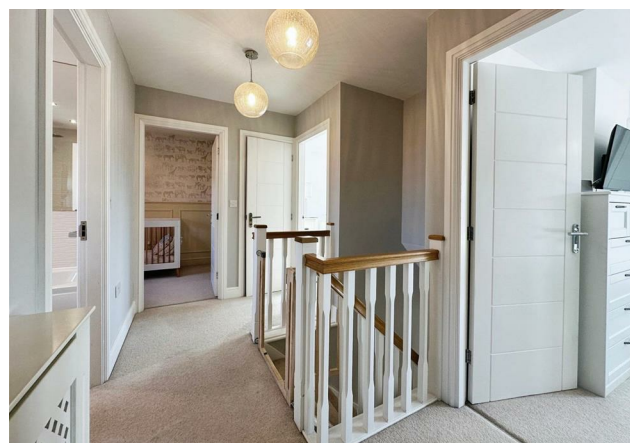
A good size landscape rear garden with a low large area portion entitled flooring, decent size grass area with some border bedding with small plants and bushes. There is a composite deck area with rustic timber pergola over there is timber clad walls with lighting. There is a further area that slapped it would be great for a shed but it also has a sleeper high-level bedding box. There is a gate through to the drive and a uPVC double glazed door to the garage. There is an outside tap.

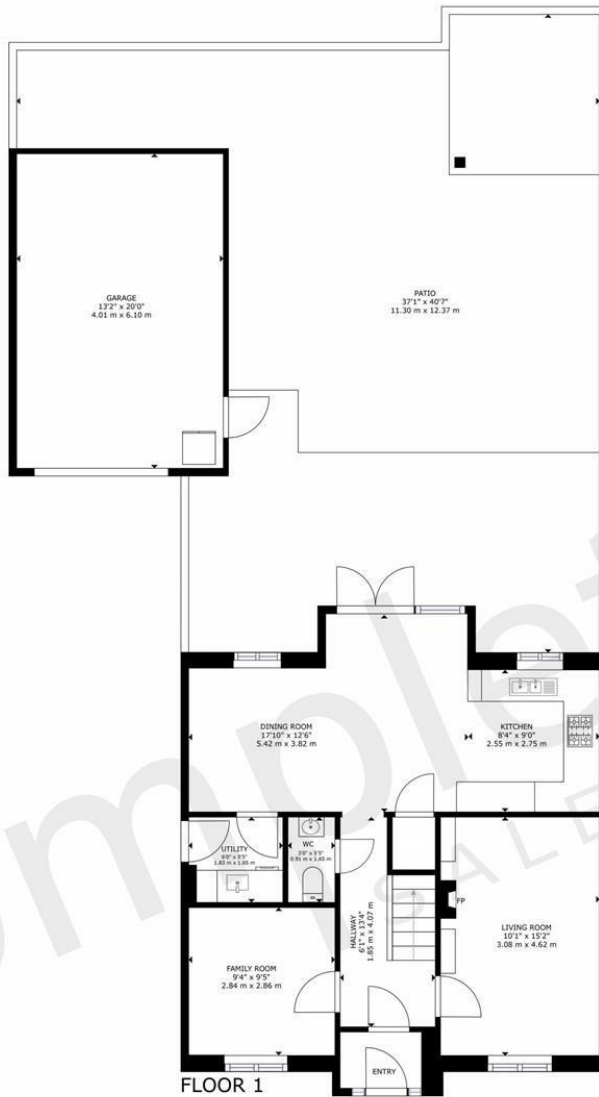
Drive & Frontage

There's a driveway for two cars in tandem and an electric vehicle charging point. A front landscaped garden, which is to lawn, with some box hedging, planting and an attractive open storm porch.

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 of the vibrant town. Located in a highly desirable area on an attractive newly built estate,



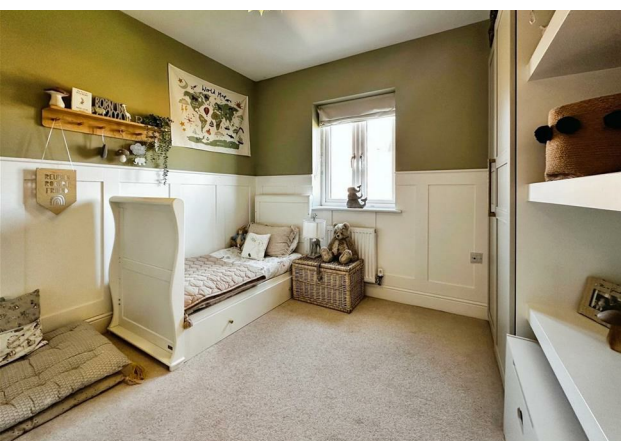
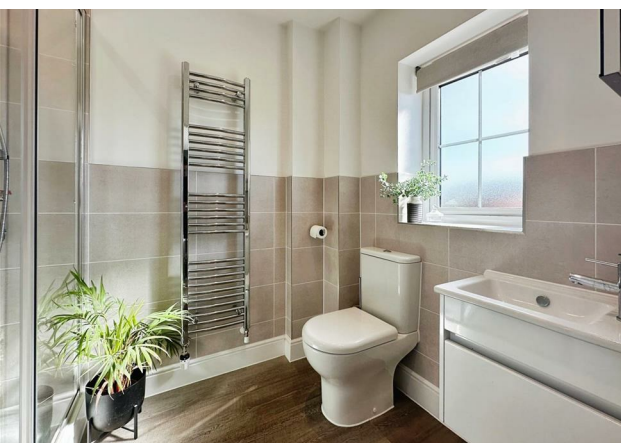


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The Leamington Property Expert



GROSS INTERNAL AREA
FLOOR 1: 715 sq. ft, 66 m², FLOOR 2: 677 sq. ft, 62 m²
EXCLUDED AREAS: GARAGE: 264 sq. ft, 24 m², PATIO: 1,018 sq. ft, 94 m²
TOTAL: 1,384 sq. ft, 128 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



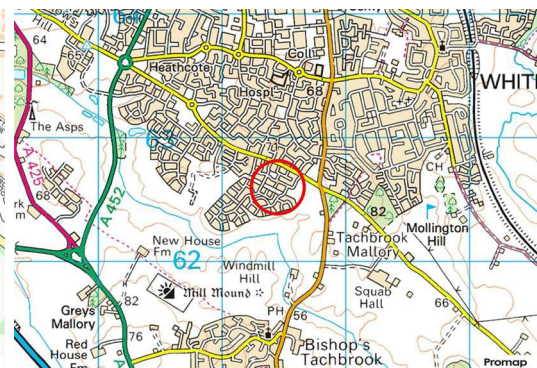
Oakley Grove, which has areas of greenery and children's play areas. The Tachbrook Country Park is just a walk away, giving great walks & views across the Warwickshire countryside. The location benefits from great excellent transport links with the M40. Leamington Spa offers in abundance a vast array 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. But locally is the Oakley School and several primary & nursery schools- both old and new not far from this home.





- AC Lloyd 2020 Built
- Four Bedrooms & 2 Bathrooms
- Living Room With Media Wall
- Guest WC & Utility
- Parking, Wider Garage & EV Charger

- Detached 'The Mallory' Design
- Family kitchen Diner
- Study/Playroom
- Green Aspect To The Front
- Close To Oakley School & Tachbrook Country Park



VICTORY DRIVE, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
84	93
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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