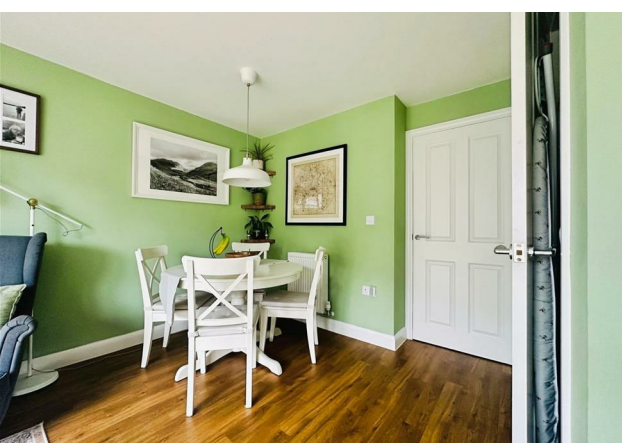
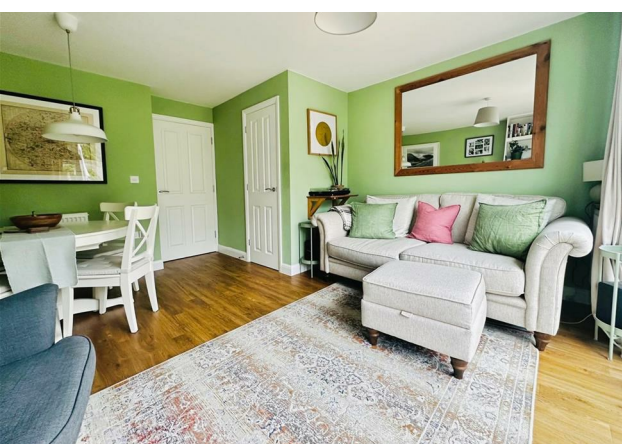
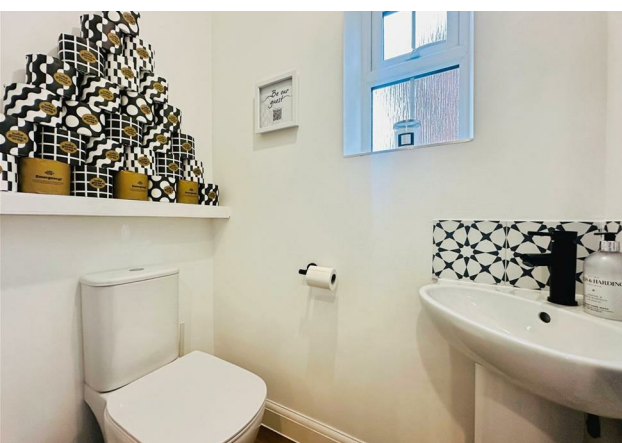
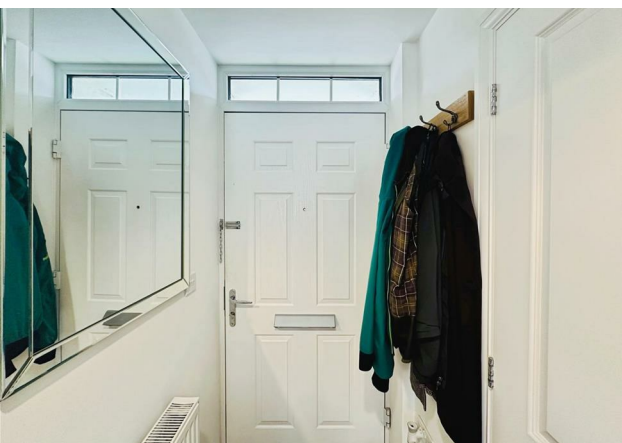


CHIMNEY CRESCENT, BISHOPS ITCHINGTON

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SALES & LETTINGS





Welcome to this charming Two bedroom Semi-detached Home in the picturesque village of Bishops Itchington, Southam. Situated in the newly developed area of Ropeway, this modern property offers a perfect blend of comfort and style. Built in 2020 by the renowned David Wilson, this home boasts contemporary design. The property is ideal for those seeking a peaceful retreat while still being close to local amenities. Also benefitting from remaining NHBC warranty.

With its convenient location, residents can enjoy the tranquillity of village life while having easy access to nearby shops, restaurants, and green spaces. Whether you're a first-time buyer, downsizer, or investor, this property offers a fantastic opportunity to own a modern property in a sought-after area.

Overview

Ideal first home! This beautifully presented two double bedroom semi-detached home offers modern living in the charming village of Bishops Itchington. Stylish, well-maintained, and ready to move into.

Description

We're pleased to introduce this spacious and attractively finished two-bedroom semi-detached property, ideally positioned on a popular contemporary development in the sought-after village of Bishops Itchington. The layout includes a welcoming lounge, modern kitchen, downstairs cloakroom, two generous bedrooms, a family bathroom, private rear garden, and driveway with off-road parking.

The vibrant village of Bishops Itchington offers excellent road connections via the B4451 to Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa, and Warwick. The M40 (Junction 12) is easily accessible, providing onward links to the M1, with rail travel available from nearby Leamington Spa, Coventry, Rugby, and Banbury, connecting directly to London and Birmingham. Reliable bus routes also serve the area.

The village itself boasts a welcoming community atmosphere and provides a range of amenities including a Co-op, convenience store, GP surgery, pub, social club, fish and chip shop, hairdresser, St Michael's Church, Ladybirds Pre-School, Bishops Itchington Primary School, community centre, recreational areas, and The Village Store—a cosy farm-style shop and café.

Property Details

Front Approach

Set in a highly desirable location, the property features a landscaped front garden with a paved pathway leading to a covered porch and stylish front door. Private parking for two vehicles is located directly to the side of the property.

Entrance Hall

Welcoming hallway with stairs to the first floor, Amtico hard flooring, radiator, and access to ground floor rooms.

Downstairs WC

Comprising a low-level WC, wash hand basin, radiator, and its own window.

Lounge/Diner – 13'9" x 12'9" (4.19m x 3.89m)

Bright and airy with a window and French doors opening onto the rear garden. Built-in media wall. Includes an under-stairs storage cupboard and radiators.



Kitchen – 10' x 5'9" (3.05m x 1.75m)

Front-facing window, a selection of fitted wall and base units, one-and-a-half bowl sink with drainer, integrated electric oven, gas hob with extractor hood, fridge/freezer, dishwasher, washing machine, and cupboard housing the combi boiler. Finished with part-tiled walls and Amtico flooring.

First Floor Landing

Access to both bedrooms and the bathroom.

Bedroom One – 12'9" x 9'4" (3.89m x 2.84m)

Front aspect double-glazed window, radiator, built-in cupboard, and loft access via ladder.

Bedroom Two – 12'9" x 8'2" (3.89m x 2.49m)

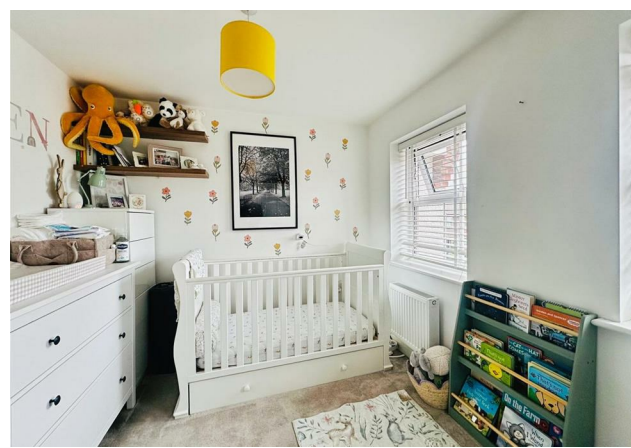
Rear aspect double-glazed window, carpet flooring, radiator with individual temperature control.

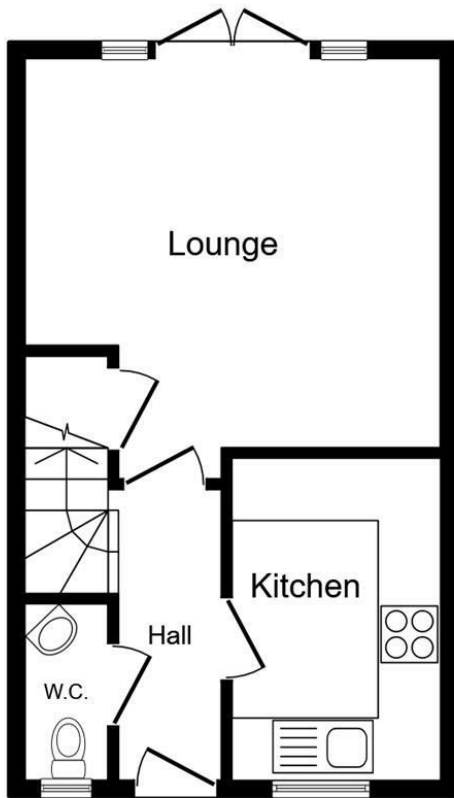
Bathroom

Comprising a panelled bath with shower over, WC, wash hand basin, full tiling, radiator, and extractor fan.

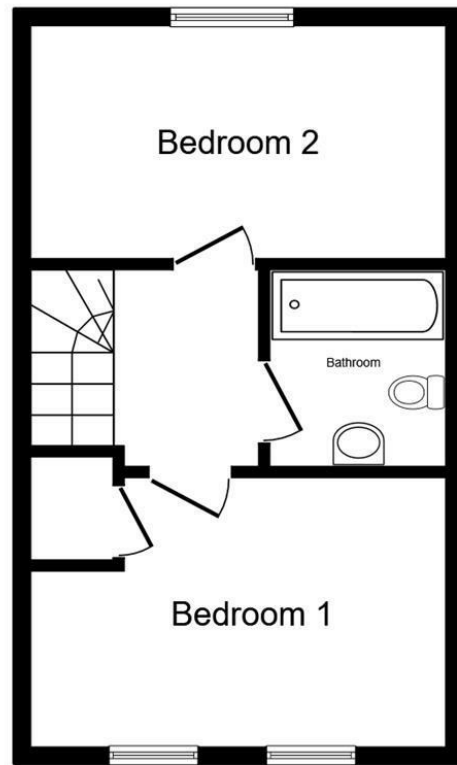
Rear Garden

A fully enclosed outdoor space featuring a lawn, paved patio, and decked seating area. Additional benefits include remote-controlled lighting, dual outdoor power sockets, and a large side gate leading to the driveway.



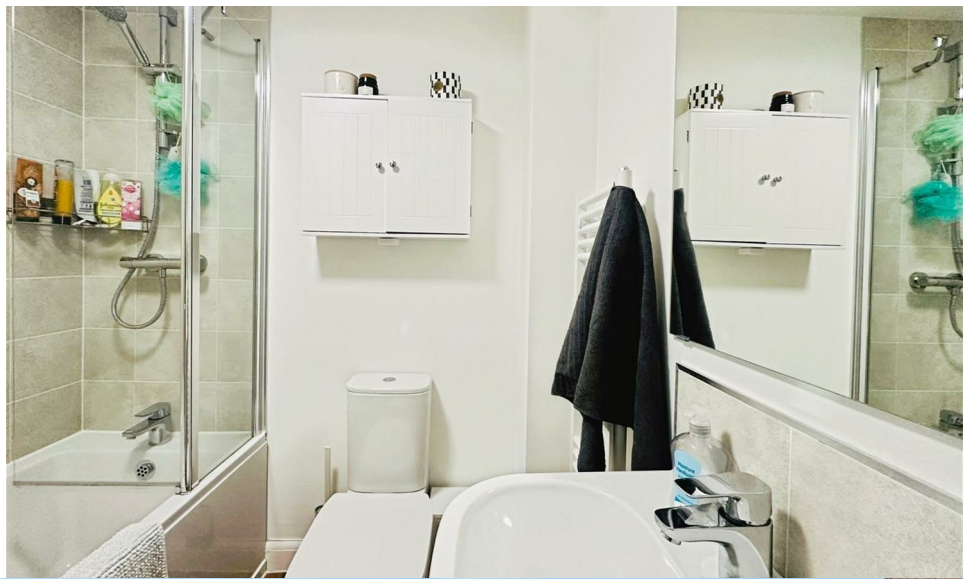
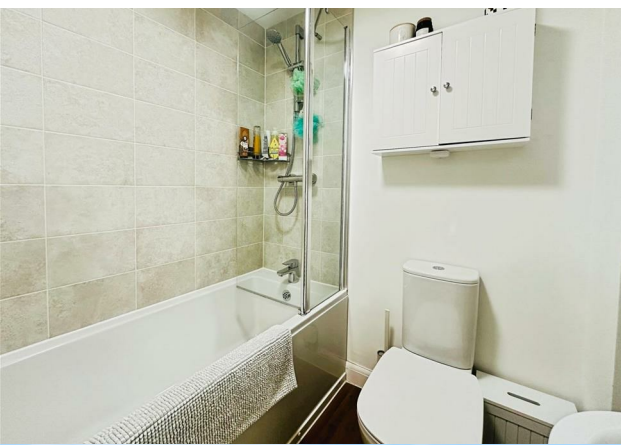


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





- NHBC Warranty
- Private Driveway For Two Cars
- Village Location
- Contemporary Throughout

- Two Double Bedrooms
- Semi-Detached
- Built By David Wilson
- West Facing Garden



CHIMNEY CRESCENT, SOUTHAM

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

Energy Efficiency Rating	
Current	Potential
83	98
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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