

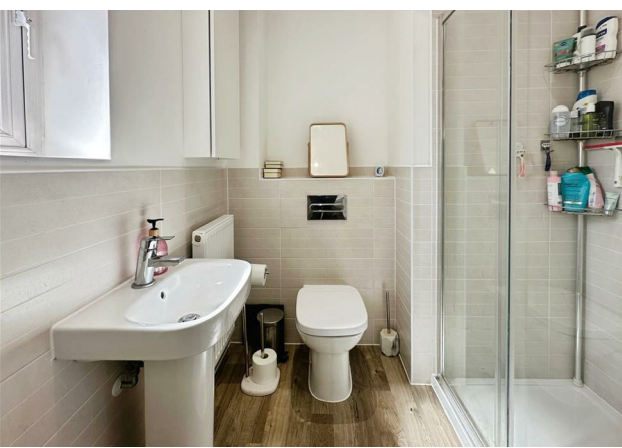


ST MARYS MEWS, CUBBINGTON

complete ●●●
SALES & LETTINGS



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



A spacious and stylish detached home built in 2022 by the premier builders Bellway Homes to the 'Peony' design in the Hazelwood Development in Cubbington, which has plenty of green areas and a children's play area. The home comprises an entrance hall, a living room, a quartz dining kitchen, A utility, A guest WC, three double bedrooms, an en-suite and a family bathroom. A garage, a larger than average rear garden and parking for 2/3 cars to the front. The location is on the outskirts of Leamington, so great for hitting the countryside and village pubs! There is a primary school and shops in Cubbington village.

It's in the details...

Storm Porch

Tiled canopy porch with timber support on a brick small height base. There's an outdoor light and a large composite entrance door with porthole window that leads into the hallway.

Hall

With antico timber effect luxury flooring, a radiator and the doorway through to the living room.

Lounge

The living room has a continuation of the Amtico luxury vinyl tile flooring, there is a Media wall with recess for a TV and has a fitted remote control electric living flame log effect fire. All leads to an inner vestibule.

Inner Vestibule

Continuation of the MTO luxury vinyl tiled flooring, a carpeted staircase leads to the first floor with which has decorative panelling and there is a door through to the guest WC. There is an open double doorway through to the kitchen diner.

Guest WC

A continuation of the Amtico luxury vinyl tile flooring, a corner handbasin with a mixer tap, a Roca concealed waste toilet, with chrome flush push button, half tiled walls and there is a radiator and a extractor.

Kitchen Diner

A great space with an area suitable for a really large table, there is also a dove grey fitted heritage style kitchen, with gold handles and beautiful marble vein quartz worktops, with engraved drainer and sunken one and a half bowl sink. There is a gold surface mounted mixer tap, a quartz Breakfast bar, with seating for two and more storage. There is a fitted oven, a four ring gas hob with quartz splashback and extractor over there is a fitted dishwasher and fridge freezer. There are uPVC double glazed French doors with side matching windows that lead to the patio. There is a uPVC double glaze window above the sink with a great view of the garden LED lighting, two radiators and a door through to the utility.

Utility

Utility has matching dove grey cupboards, with gold handles and there is plumbing for a sink but the owners have removed the worktop for full size worktop (they have the quartz worktop with sink if required). There is an integrated washer dryer and a Logic Combi ESP1 35 boiler. There is a radiator, an extractor and a uPVC double glazed door to the side patio.

Landing

Beautifully presented landing with doors to the three bedrooms and family bathroom. Loft hatch.

Bedroom One

A spacious double bedroom with a uPVC double window to the front elevation, a radiator and a door to the en-suite.

En-suite

A stylish ensuite with double with shower enclosure, with glass sliding door and a mains thermostatic shower. A concealed waste Roca toilet, with a chrome flush push button. Pedestal hand wash base in chrome mixer tap, an extractor, downlights, a uPVC double glazed window and half tiled walls.

Bedroom Two

A super huge double bedroom with two uPVC double glazed windows with some rural aspect views and a view the big garden. A radiator and plenty of space for bedroom furniture.

Bedroom Three

Another double bedroom, which has decorative half height panelling with a handmade fitted double wardrobe, a radiator and a uPVC double glazed window with a great view of the garden and some rural views

Bathroom

A stylishly fitted bathroom with a white suite comprising a bath, with glass shower screen and electric



Mira shower. A concealed waste Roca toilet with chrome flush pushbutton, pedestal hand wash base chrome mixer tap, a radiator and a decent size storage cupboard with shelving. Downlights, an extractor, an electric shaver point, a uPVC double glazed window and complementary tiling.

Garden

The pop comes with a really good sized way garden which has had a load of grey sandstone patio fitted for entertaining and still leaves a large area of lawn, which has some newly planted trees. The garden is enclosed with timber fencing and has further side slab area great for storing bins and bikes with a gate at the front.

Front & Parking

There is a wide tarmac drive for parking 2 - 3 vehicles. It has an area of lawn, a small tree and there is some planting and a canopy porch, with outdoor lighting and there is also a EV charger.

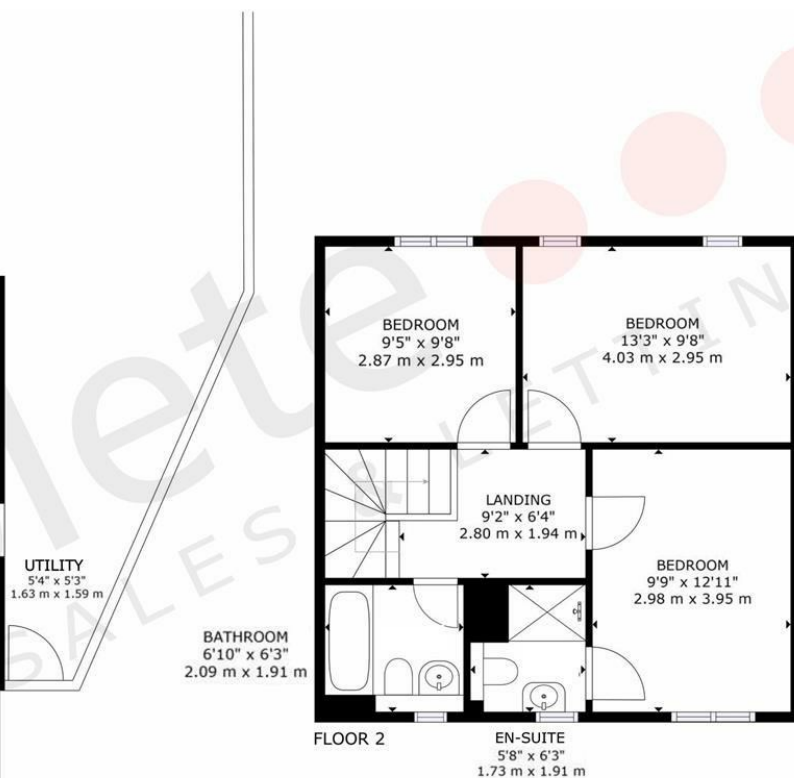
Garage

Up and over door power and lighting.

Location

Hazelwood is an attractive development just off Coventry Road, which is an enviable, semi-rural location on the outskirts of the vibrant town centre, Hazelwood is close to a handful of charming villages and easy access to the key commuter areas of Royal Leamington Spa, Stratford-upon-Avon and Birmingham. An ideal location for families, Hazelwood is close to several well-regarded local schools, covering primary through to further education. Younger children are served by a collection of popular primary schools in the area, including Cubbington Church of England Primary School - just an 8-minute walk from the development - and Our Lady and St Teresa's Catholic Primary School, less than a 15-minute walk from home. Telford Infant School (ages 3-7), can also be found around five minutes away by car. For those requiring secondary education, North Leamington Community School and Arts College is less than two miles from the development and includes popular Sixth Form facilities. Commuters will delight in the area's excellent transport connections, with good road and rail links to surrounding towns and cities. Royal Leamington Spa is just a 10-minute drive from the development via the B4453, while the A46 Warwick Bypass is around six minutes away by car, providing a route into Coventry. Alternatively, Coventry can be reached in 15 minutes via Coventry





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GROSS INTERNAL AREA
FLOOR 1: 543 sq. ft, 50 m², FLOOR 2: 527 sq. ft, 49 m²
TOTAL: 1,070 sq. ft, 99 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

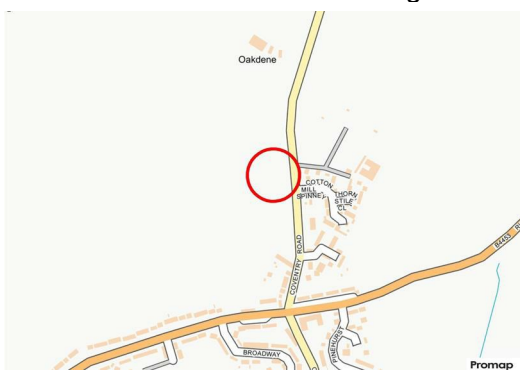
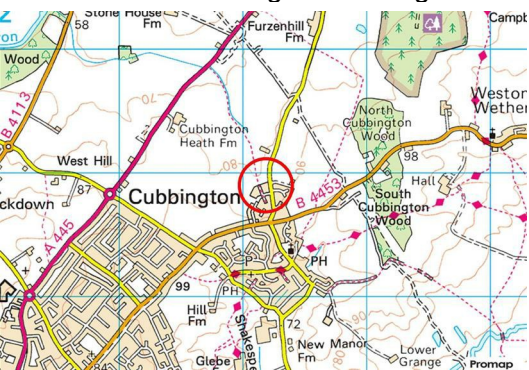


Road. The M40 is around a 15-minute drive away, and provides routes to Oxford, Birmingham, Banbury and London, among other popular destinations. Cubbington is also served by several bus routes offering destinations including Hatton Park, Lillington, Stratford-upon-Avon and Warwick. The nearest train station is Leamington Spa which is around a 10-minute drive away, which has direct service to London Marylebone.



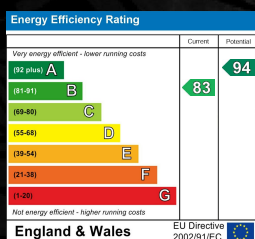
- A Bellway Detached
- Remainder NHBC Guarantee
- Quartz Kitchen Diner
- Utility & Guest WC
- Garage & Parking

- The 'Peony' Design 2022
- Three Double Bedrooms
- Lounge
- En-Suite & Family Bathroom
- Large Garden



ST MARYS MEWS, LEAMINGTON SPA

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



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