



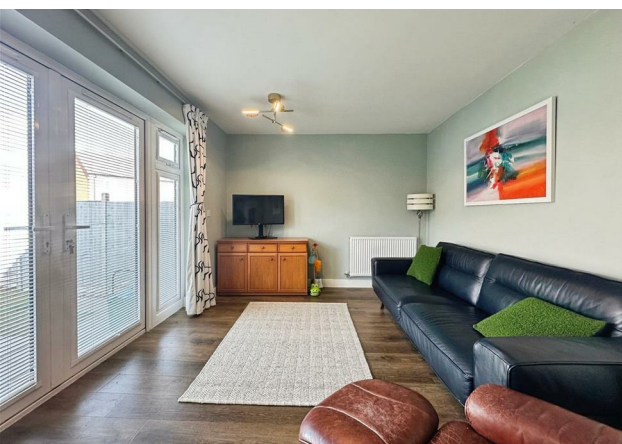
SANDWELL ROAD, CUBBINGTON

complete ●●●  
SALES & LETTINGS









A stylish detached family home built by Bellway to 'The Maple' design in 2022, on the Hazelwood development on the outskirts of Cublington with countryside on your doorstep. This spacious home is around 1500 ft.<sup>2</sup> comprise: an entrance hall, a guest WC, a good size living room and a full width family kitchen diner. Upstairs are four well proportioned bedrooms, and en-suite and a family bathroom. Outside is a western facing sunny garden and there is parking to the front with further garden as well as an integral garage. This property is offered no onward chain. The property benefits from remaining NHBC guarantee and the development has green areas and is close to the countryside.

It's in the details...

#### Entrance Hall

Composite entrance door with diamond port hole window and 2UPVC double glaze windows to the front. The hallway has luxury vinyl tiled timber effect flooring and a carpeted staircase leads to the first floor. Built-in drawers and push fit storage cupboards as well as a door to the guest WC, garage, living room and family kitchen.

#### Guest WC

With a continuation of a luxury vinyl tile flooring, a rocker concealed waste toilet with chrome flush pushbutton, a rocker pedestal hand wash basin with chrome mix it up. There is a light, radiator and an extractor. Some complementary tiling.

#### Living Room

A spacious living room which has a radiator and a uPVC double glazed window to the front elevation.

#### Kitchen Family Diner

Full width family kitchen diner with timber effect luxury vinyl tile flooring, UPVC double glazed French doors with matching side windows or with fitted blinds to the garden. There are two radiators and an opening through to the white gloss kitchen with chrome handles. It's timber effect square edge worktop which includes a one and a half bowl stainless steel sink with mixer tap, a four ring gas hob with stainless steel splashback and an extractor over. A fitted dishwasher and fitted washing machine. A Zanussi fitted oven, a Zanussi microwave oven, fitted fridge and fitted freezer. Downlights and a uPVC double glazed window overlooking the garden.

#### Landing

A carpeted landing which has a radiator, an airing cupboard housing the hot water tank. Doors to the four bedrooms and family bathroom.

#### Bedroom One

A large main bedroom which has stylish three door sliding mirrored wardrobe fitted. There is a radiator, a uPVC double glazed window and door en-suite.

#### En-Suite

Double whipped glass door sliding shower enclosure with mains thermostatic shower, a Roca concealed waste toilet with chrome flush button and a Roca hand basin with pedestal and mixer tap. Tile floor, tiled splashback, down-lights, an extractor, a radiator and a uPVC double glazed window.

#### Bedroom Two

A spacious of a bedroom which has a radiator and a uPVC double glazed window to the front.

#### Bedroom Three

A double bedroom which has a radiator and a uPVC double glazed window, overlooking the rear garden.

#### Bedroom Four

Good size fourth bedroom which has a radiator, built-in wardrobe/storage cupboard and a uPVC double glazed window to the rear.

#### Bathroom

Stylish bathroom fitted with a Roca suite- comprising a bath with cream mix, glass shower screen with a Myra electric shower over. Hand basin with pedestal and mixer tap, a concealed waste toilet with flush chrome pushbutton. Down-lights, an extractor, an electric shaver point, tiled splash-back, a large chrome towel radiator and a uPVC double glazed





glazed window.

#### Rear Garden

The garden is Westley facing and lay. I don't need to lawn as enclosed with a fence and planted bleach trees and pear trees. There is a small area patio with steps down to the side path that leads to the gate to the front.

#### Front & Parking

Parking for two cars side-by-side as well as a lawn with a planted tree and young bushes.

#### Garage

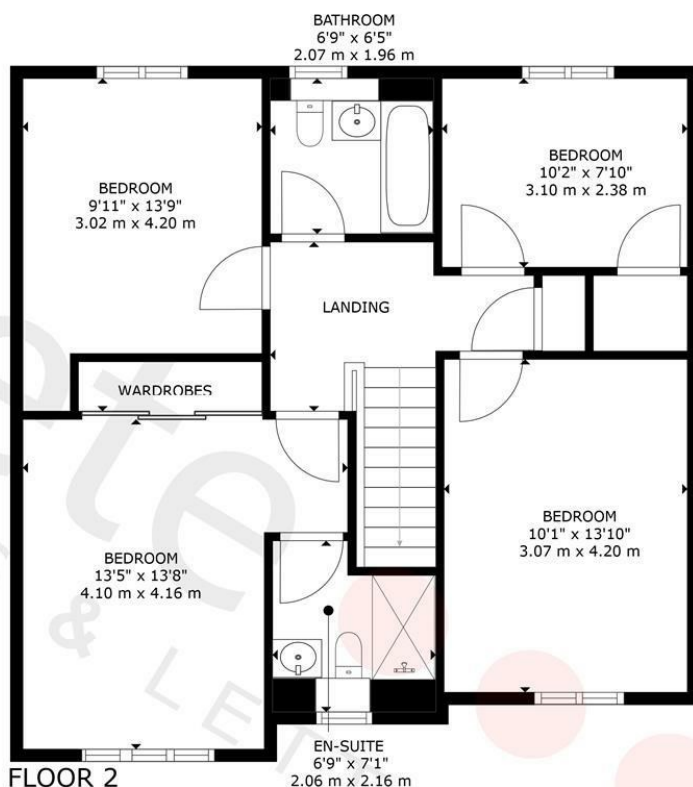
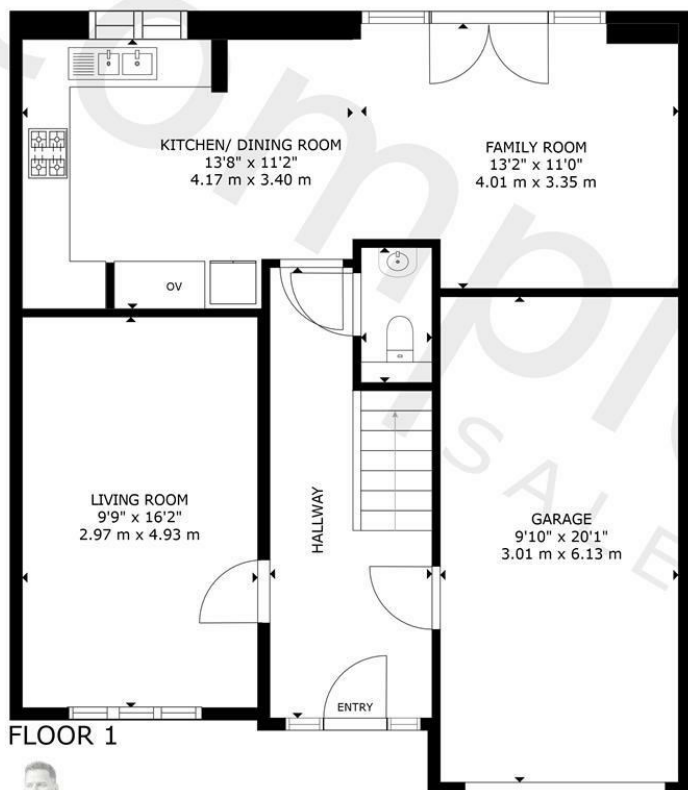
Interior garage with power lighting and door to the hallway. Wall mounted boiler.

#### Location

Hazelwood is an attractive development just off Coventry Road, which is an enviable, semi-rural location on the outskirts of Cubbington with wonderful countryside walks on your doorstep, as well as 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 Road. The







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**GROSS INTERNAL AREA**  
FLOOR 1: 595 sq. ft, 55 m<sup>2</sup>, FLOOR 2: 729 sq. ft, 67 m<sup>2</sup>

**TOTAL: 1,324 sq. ft, 123 m<sup>2</sup>**

EXCLUDED AREA: GARAGE: 198 sq. ft, 18 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



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.

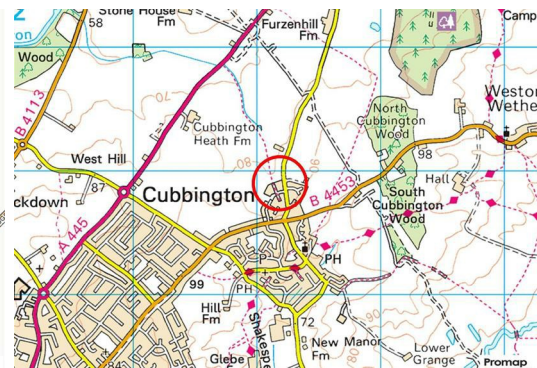
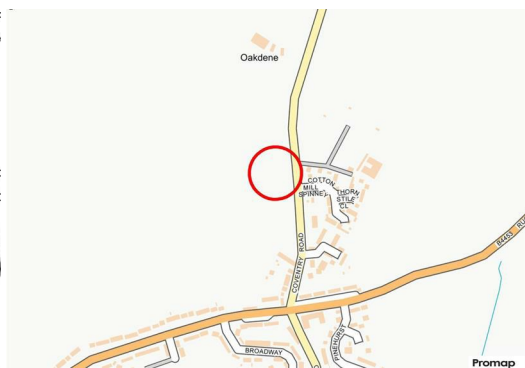






- Bellway 'The Maple' Design
- Four Double Bedrooms
- Full Width Family Kitchen Diner
- En-Suite & Family Bathroom
- Cubbington Village

- Built 2022 - Approx 7 Years NHBC
- Living Room
- Guest WC
- Garage & Parking
- West Facing Garden



## SANDWELL ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+)	94
(81-91) A	84
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
Not energy efficient - higher running costs	
(1-20) G	
England & Wales	EU Directive 2002/91/EC

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