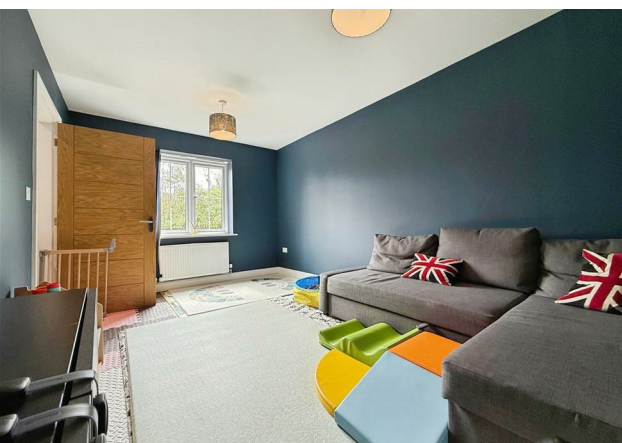
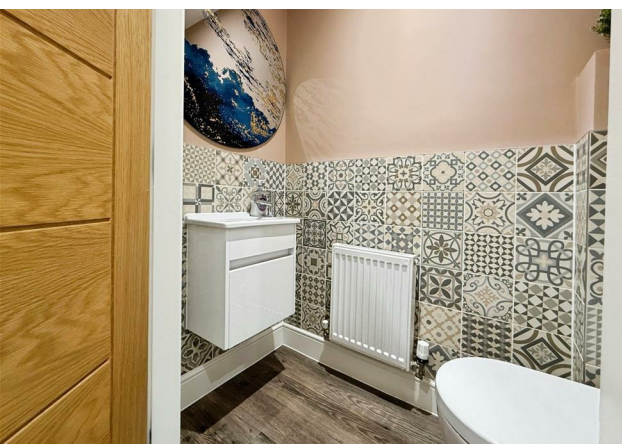




DUKE OF YORK AVENUE, BISHOPS TACHBROOK

complete ● ● ●
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 a storm porch, a porch, a central hallway, a study, a living room, a guest WC, a family kitchen diner, a utility, four bedrooms, an en-suite and a family bathroom. Property benefits from a beautiful landscaped 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

An attractive entrance door, with a stained glass central window, which leads into the hallway, there are side uPVC windows, fitted door matt, down-light and a glazed oak door leads into the hallway.

Entrance Hall

With timber effect Karndean luxury vinyl tiled flooring, a radiator, beautiful upgraded oak doors lead through to the living room, study, family kitchen diner and guest WC. There is a carpeted staircase leading to the first floor, which has a painted balustrade and oak handrail.

Guest WC

With a continuation of the Karndean luxury vinyl tiled flooring, upgraded half height pattern tiling, floating handbasin with mixer tap and vanity storage. There is a toilet, a radiator, down-light and an extractor.

Study

With a continuation of the Karndean luxury vinyl tile flooring, there is a radiator and a uPVC double glazed window front.

Living Room

A good size living room with a modern matte blue finish, a radiator, two ceiling light points and a uPVC double glazed window to the front there is Karndean timber effect luxury vinyl tile flooring.

Family Kitchen Diner

With a continuation of the Karndean luxury vinyl tiled flooring, there is a gloss grey fitted kitchen, with white quartz worktop which includes a one and a half bowl insert stainless steel sink with engrave drainer and surface mounted mixer tap. There was a five gas hob, white glass splashback with extractor over. There are two fitted new seat ovens, a pull out ladder rack, a fitted dishwasher, under counter lighting, beautiful grey brick tiled splashback and a uPVC double glazed window and downlights. There was a large area for a dining table with bi-folding doors to the rear garden. There is a further area which would be great family space which has downlighting, a uPVC double glazed window and oak door through to the utility.

Utility

With grey gloss fitted units which includes space and plumbing for washing machine, space for a dryer, there is a cupboard housing the Worcester gas boiler. There is a quartz worktop, an inset stainless steel sink, with engraved drainer and a surface surrounded mixer tap. There is a continuation of the cone luxury vinyl tile flooring, grey brick tiled splash rack, downlights, and extra extractor and a uPVC double glazed door to the parking.

Landing

A carpeted landing which is well decorated, as a radiator, two ceiling light points, a loft hatch to the part boarded loft which has a ladder and a light, modern panel doors through to the four bedrooms and family bathroom. There is also a large storage cupboard. With feature wallpaper above the stairs.

Bedroom One

A double bedroom with a feature wallpaper wall, fitted triple sliding wardrobe, a radiator, a uPVC double glazed window and a door flew to the en-suite.

En-Suite

A very well pointed out en-suite with a double witch glass shower, mains thermostatic shower, a toilet, and handbasin with vanity storage. A tall chrome towel radiator and a



uPVC double glazed window.

Bedroom Two

A spacious double bedroom which has a radiator, built-in wardrobe and feature wallpaper wall and a uPVC double glazed window.

Bedroom Three

A double bedroom, decorated in children's theme with stylish wallpaper, a radiator, an air-conditioning unit and a uPVC double glazed window.

Bedroom Four

A good sized four bedroom which has a radiator and a uPVC double glazed window.

Bathroom

A very stylish bathroom which has large walk-in shower with main thermostatic shower. There is a bath, pedestal hand wash basin and a toilet. A uPVC double glazed window and a chrome towel radiator.

Rear Garden

A beautiful landscape garden with large grey porcelain tiled patio and pavement leads to further side patio behind the garage. There is sleeper retained lawn, which has further grey porcelain tiled terrace as well as sleeper retained bedding areas. Outdoor tap, outdoor lighting, uPVC double glazed door to the garage and timber gate to the driveway.

Garage

A larger than average single garage - 4m x 6.10m - which has power, lighting, eaves, and a uPVC door to the garden.

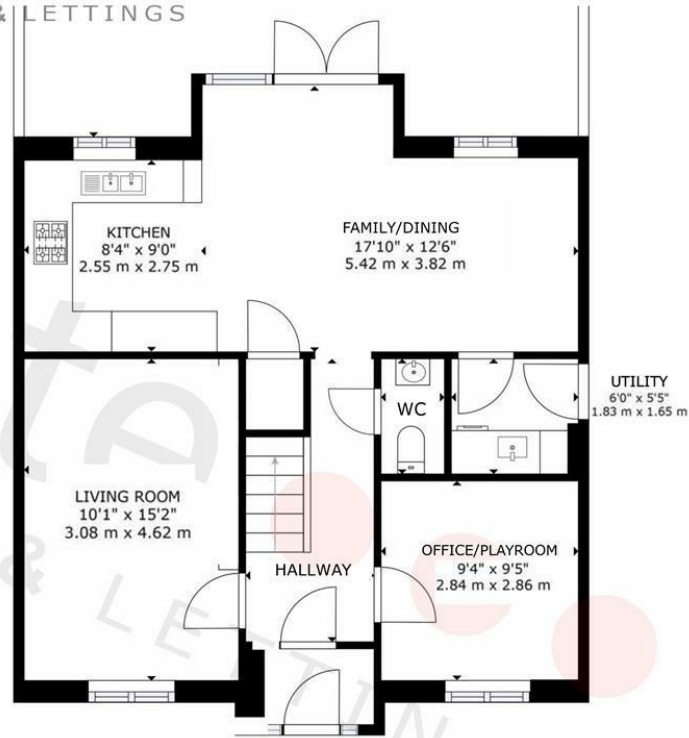
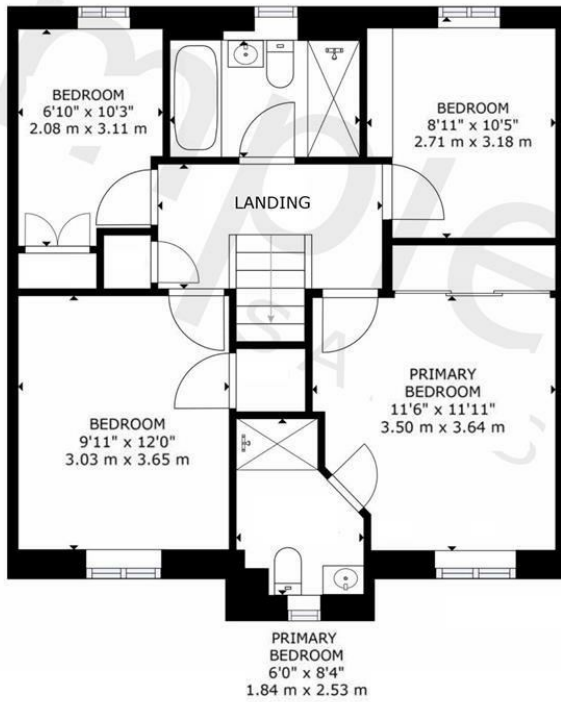
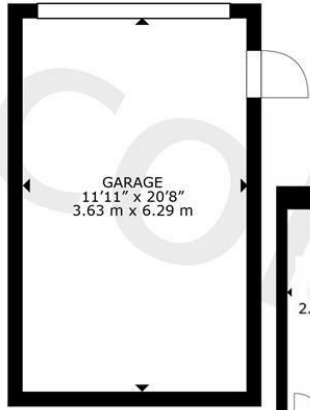
Location

Oakley Grove is a modern AC Lloyd development located off Harbury Lane, on the outskirts



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SALES & LETTINGS



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.



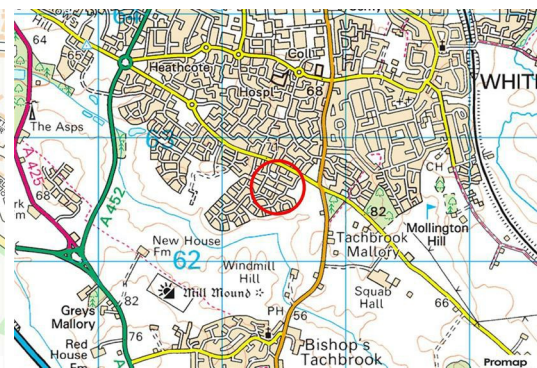
of Bishop Tachbrook, to the South of Leamington, benefiting from the plentiful shopping and leisure opportunities of the vibrant town. Located in a highly desirable area on an attractive newly built estate, Oakley Grove, which has areas of greenery and children's play areas. The Tachbrook Country Park 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.





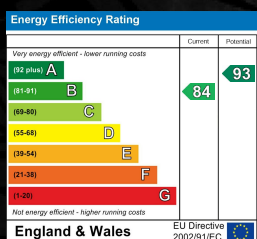
- AC Lloyd 2020 Built
- Four Bedrooms & 2 Bathrooms
- Study/Playroom
- Guest WC & Utility
- Parking, Wider Garage & EV Charger

- Detached 'The Mallory' Design
- Family Kitchen Diner
- Living Room
- Green Aspect To The Front
- Close To Oakley School & Tachbrook Country Park



DUKE OF YORK AVENUE, LEAMINGTON SPA

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



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