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2, Sandpit Boulevard, Warwick

Price Guide £515,000



Constructed in 2020 by Linden Homes, this spacious, four-bedroom family home is conveniently positioned within a modern development just off Europa Way, with quick and easy access to both Leamington and Warwick Town Centres, The accommodation, in brief, affords a Welcoming reception hall, guest cloakroom, study, living room, spacious dining kitchen, utility room, master bedroom with en-suite shower and a family bathroom, three further bedrooms, gas heating, double glazing, driveway and parking, garage and an established rear garden. NO UPWARD CHAIN. Energy rating B.

Location

The property is located just off Europa Way in a pleasant tucked-away position, providing easy access to both Leamington and Warwick Town Centres with their associated train stations. These importantly provide easy commuting to both London (1h30m) and Birmingham (30m) as well as many other population centres and the M40 motorway network is less than ten minutes commute by car. Leamington Spa and Warwick 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.

Approach

Through a double-glazed entrance door into:

Reception Hall

Wood effect floor, radiator, staircase rising to First Floor Landing, wall-mounted digital thermostat control panel, built-in Cloaks/Storage Cupboard. Doors to:





Cloakroom

White suite comprising WC, wash hand basin, radiator, matching floor, and extractor fan.

Study

7'10" x 7'8" (2.41m x 2.34m)

Matching floor, radiator and a double-glazed window to the front aspect.

Living Room

15'8" x 11'5" (4.80m x 3.48m)

Matching floor, radiator and a double-glazed bay window to the front aspect. Double doors to:

Dining Kitchen

26'4" x 8'11" widening to 10'11" (8.05m x 2.72m widening to 3.34m)

Matching floor throughout.

Kitchen Area

Range of white gloss fronted base and eye level units, complementary worktops and upturns with inset single drainer sink unit, mixer tap and rinse bowl. Five-ring gas hob with extractor unit over, built-in electric oven and grill with microwave over. Integrated fridge/freezer and dishwasher,

downlighters, double-glazed window to rear aspect. Door to Utility Room.

Dining Area

Radiator and double-glazed French doors to the rear aspect and garden.

Utility Room

6'1" x 5'10" (1.86m x 1.79m)

Matching floor, complementary worktops and upturns, inset sink and base unit below. Concealed wall-mounted Ideal gas-fired boiler, space and plumbing for washing machine., radiator, extractor



fan and a double-glazed casement door-to-side aspect.

First Floor Landing

Access to roof space, built-in Airing Cupboard housing the hot water cylinder. Doors to:

Bedroom One

14'0" x 11'1" (4.27m x 3.38m)

Radiator and a double-glazed window to the front aspect. Door to:

En-Suite Shower

White suite comprising wash hand basin, WC, wide tiled shower enclosure with shower system and Roman glass sliding shower door. Downlighters, complementary tiled splashbacks, shaver point, radiator and a double-glazed window.

Bedroom Two

12'9" x 9'3" (3.91m x 2.82m)

Radiator and a double-glazed window to the rear aspect.

Bedroom Three

10'11" x 9'4" (3.34m x 2.85m)

Radiator and a double-glazed window to the rear aspect.

Bedroom Four

11'5" max narrowing to 8'11" x 8'11" (3.48m max narrowing to 2.73m x 2.72m)

Radiator, double glazed window to front aspect.

Family Bathroom

White suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, WC:





complementary tiled splashbacks, downlighters, a radiator and a double-glazed window.

Outside

At the front of the property, there is a driveway to the side leading to the garage and a further area directly opposite the house.

Single Garage

Having an up-and-over door.

Rear Garden

The gardens are mainly laid to lawn, with established

borders and seating area. Enclosed on all sides with gated access on both sides of the house.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services

and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "F" - Warwick District Council

Postcode

CV34 8BN



- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 85 | |
| (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 | |

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN