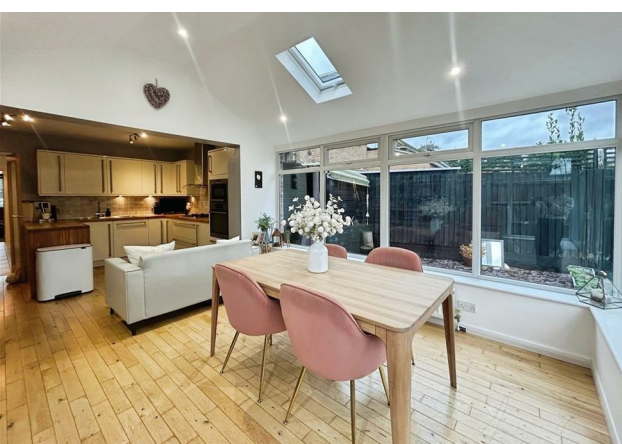
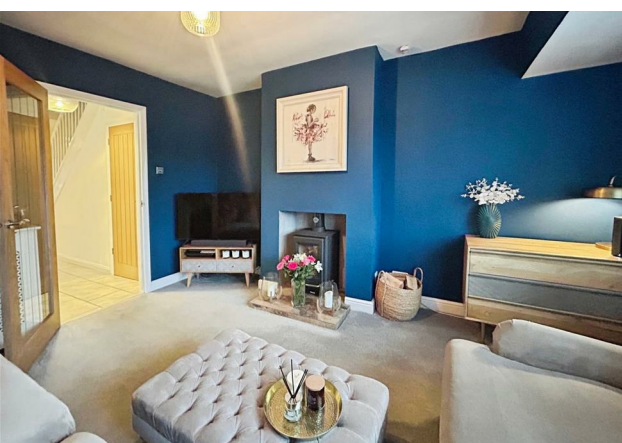




OFFCHURCH ROAD, CUBBINGTON

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SALES & LETTINGS





Nestled on the outskirts of the charming village of Cubbington, just northeast of Leamington Spa, this immaculate semi-detached family home has been thoughtfully extended and stylishly upgraded throughout. The spacious accommodation comprises an inviting entrance hall, elegant lounge, and a stunning open-plan dining kitchen, perfect for modern family living. Additional features include a useful utility room and a contemporary ground floor shower room. Upstairs, there are three well-proportioned bedrooms and a family bathroom, all presented to an excellent standard.

Outside, the property boasts a beautifully landscaped rear garden, ideal for relaxing or entertaining, along with off-road parking to the front. Further benefits include gas central heating, double glazing, and lovely views over the Warwickshire countryside.

Entrance Hall

A welcoming entrance hall featuring a glazed uPVC front door with matching side window, allowing natural light to flow through. The hallway is finished with modern down-lighting, a radiator, and tiled flooring for a sleek, contemporary feel. Stairs rise to the first floor, with useful under-stairs storage. Internal glazed doors lead through to the living room and the open-plan kitchen diner, while a timber door provides access to the utility area and ground floor shower room.

Living Room

A beautifully presented living room featuring a uPVC double-glazed half bay window to the front, creating a bright and welcoming atmosphere. The focal point of the room is a natural stone fireplace housing a recently fitted log burner, offering warmth and charm. A wall-mounted radiator completes this stylish and comfortable space.

Kitchen Diner

An extended bright and spacious open-plan area with oak flooring and French doors leading to the patio. The cream gloss kitchen features oak worktops, brushed chrome handles, and a tiled splashback. Integrated appliances include a five-ring gas hob with glass extractor, oven, microwave, and dishwasher, with space for an American-style fridge freezer. Stylish touches such as a round sink with mixer tap, wine rack, and radiator with cover complete this contemporary space.

Utility

Fitted with a marble-effect worktop providing space and plumbing for a washing machine and dryer. Includes dark grey gloss cupboards with long handles, tiled flooring, a wall-mounted radiator, and a uPVC double-glazed door leading to the side garden.

Guest Shower Room

With a continuation of the grey tiling from the utility, a large quadrant shower enclosure with grey stylish tiles with chrome trim. There is an electric Myra sports power shower. A rectangle sink with modern monobloc mixer tap, fitted with vanity storage below and a tiled back-splash. The toilet is of the same material with concealed waste and there is a white large storage cupboard with shelving and also houses the ideal combination gas boiler. There is a uPVC obscure glazed window to the side with tiled shelf with chrome trim. Spotlights and extractor.

Landing

Well appointed landing with carpeting, loft hatch, storage cupboard above the stairs with plenty of slatted shelving. Panelled doors through to the bedrooms and bathroom.

Bedroom One

With uPVC double glazed window overlooking the rear garden, wall mounted radiator, triple sliding wardrobes mirrored with internal storage and drawers.

Bedroom Two

Well appointed second bedroom with uPVC double glazed window enjoying beautiful farmland views. Laminate flooring and wall mounted radiator.



Bedroom Three

With uPVC double glazed window to side elevation, laminate flooring and a wall mounted radiator.

Bathroom

Bathroom with white suite comprising; bath with monobloc chrome mixer tap, shower screen, thermostatic fitted shower. The bathroom is fully tiled, it has modern plastic and chrome ceiling with down-lighting, uPVC double glazed window, a concealed waste WC, rectangle sink with monobloc tap & with vanity drawer units below. There is a chrome wall mounted radiator. Vinyl flooring.

Driveway

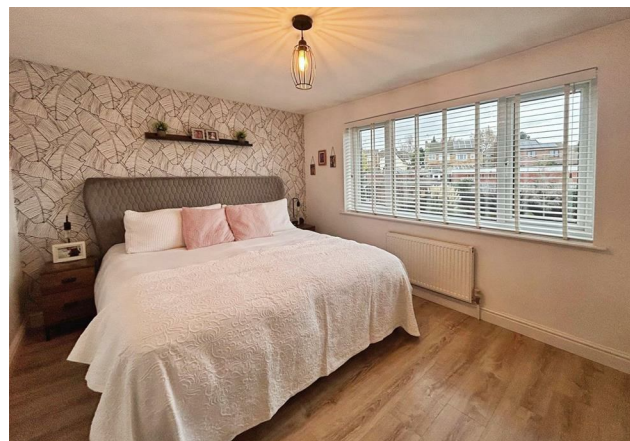
Tarmac drive with bedding borders, small height brick wall to one side, drive suitable for 2 to 3 cars. There are black pedestrian gates to the garden.

Rear Garden

A beautifully landscaped rear garden featuring a large patio with steps leading to a lawned area, bordered by well-stocked flowerbeds with small trees, plants, and shrubs. A pathway leads to a block-paved side area ideal for a shed, with additional planting to the side. The garden is fully enclosed by painted timber fencing, offering privacy and charm.

Location

The property is located on the outskirts of the large village of Cubbington which is the North East of Leamington Spa with access to the local amenities close by and a nice rural aspect to the front. There are public houses, post office, petrol station, Subway, and other take away food outlets. Cubbington School



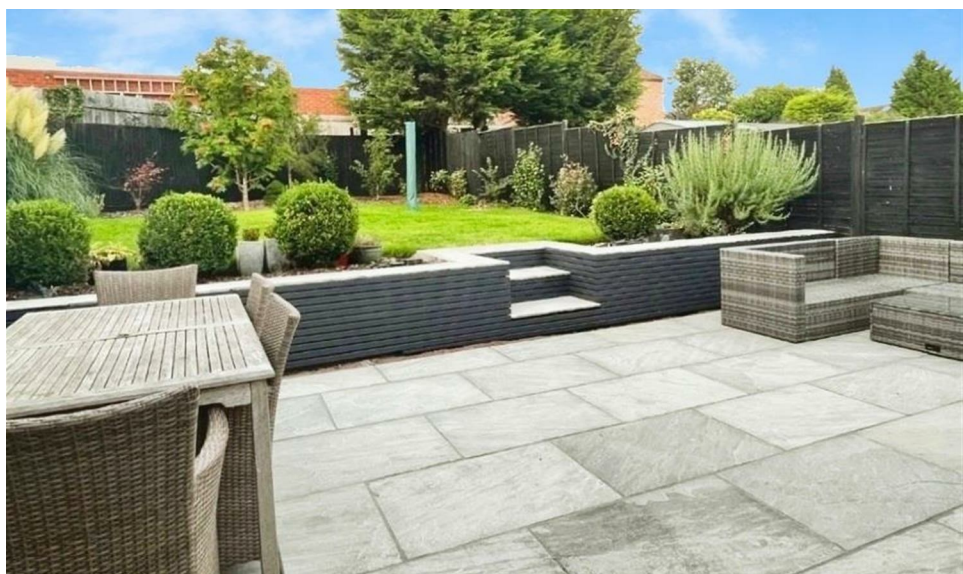
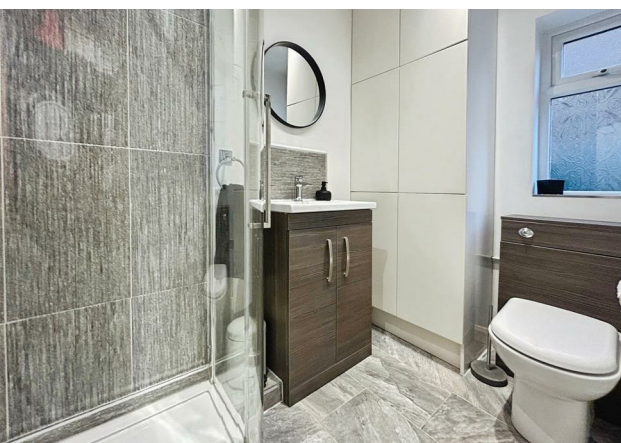
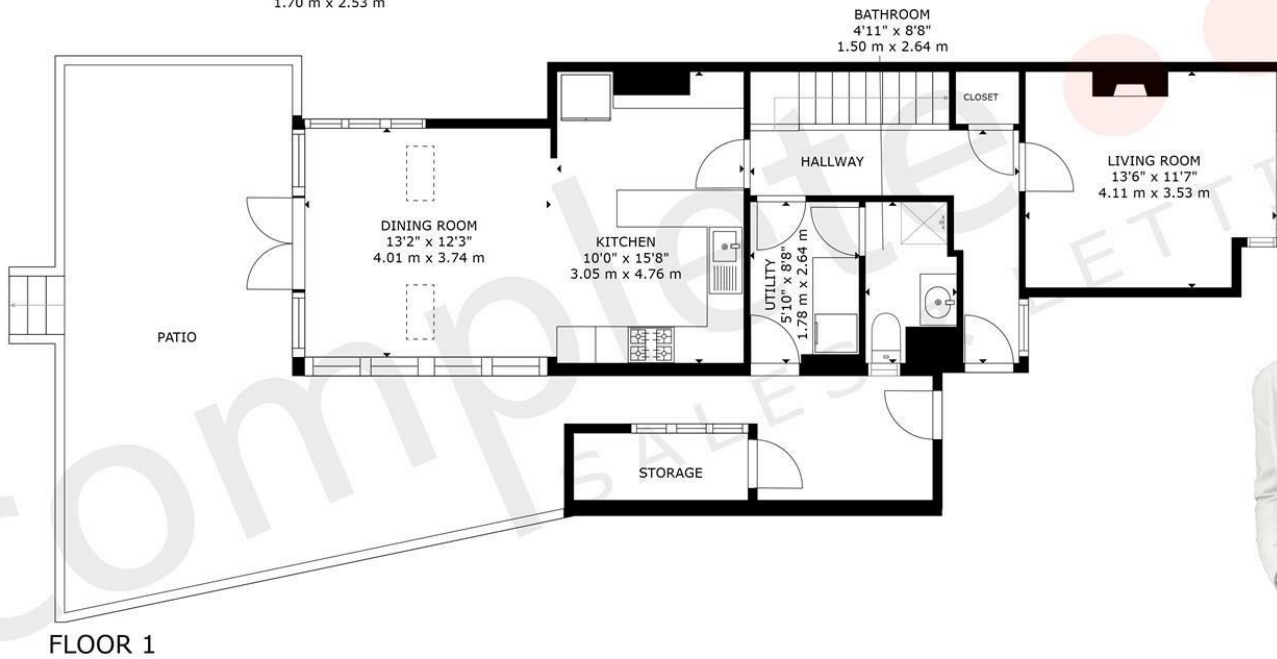
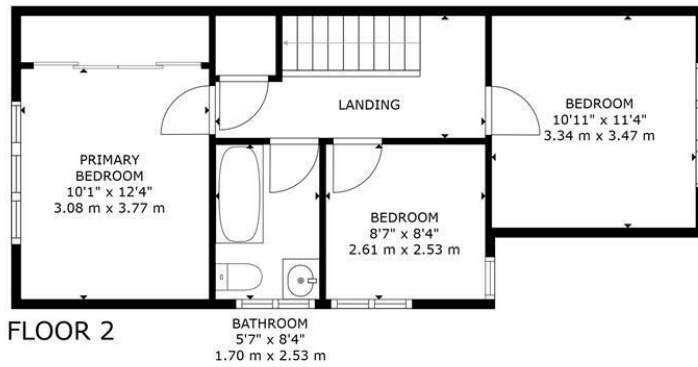
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GROSS INTERNAL AREA

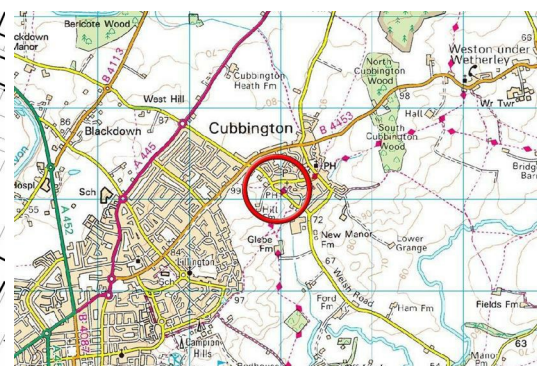
FLOOR 1: 740 sq. ft, 68 m², FLOOR 2: 507 sq. ft, 47 m²

TOTAL: 1,247 sq. ft, 115 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



and St Teresas are both close by. Leamington Spa is approximately 2.5 miles away with all the amenities that it has to offer together with good road networks nearby. The train station in Leamington Spa is approximately 3.9 miles away and has a direct service to London Marylebone which takes approximately 1 hour 15 minutes. Coventry train station has direct trains to London Euston and is approximately 7.5 miles away.



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