



VICTORY DRIVE, BISHOPS TACHBROOK

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SALES & LETTINGS





A stylish semi detached family home built by AC Lloyd in 2021 to 'The Rye 1' design on the very Popular Oakley Grove development, Bishops Tachbrook just off the Harbury Lane. The spacious (over 1000 sqft) home comprises of entrance hall, guest WC, living room with a green outlook and open plan family kitchen diner with glass vaulted sitting area, with two sets of bi-folding doors. Upstairs has three well proportion bedrooms, an en-suite shower room and a family bathroom. The property has front and rear gardens, parking for 2-3 cars and a detached garage. The location is not far from the Tachbrook Country Park- which is wonderful for walks and jogs, the new Oakley School and great if you're looking for Jaguar Land Rover, the M40 or access to the Leamington train station.

It's in the details...

Hallway

A modern composite entrance door with leaded central window leads into the hallway which has a fitted doormat, down-lights, a radiator, wonderful timber effect luxury vinyl tiled flooring. A carpeted staircase leads to the first floor which has some open storage. Doors leading to living room and family kitchen diner.

Guest WC

With a continuation of the timber effect luxury vinyl tile flooring. There is a vanity hand-basin unit with mixer tap, toilet, a radiator, a down light, an extractor fan and a uPVC double glazed window.

Living Room

Which has a very light and sunny feel. There is a radiator and a uPVC double glaze window with a lovely green view to the front.

Family Kitchen Diner

A very stylish open-plan space, with timber effect luxury vinyl tile flooring, a grey gloss kitchen with brushed chrome handles and timber effect worktops. There is a one and a half bowl stainless steel sink with mixer tap and drainer. Two Zanussi fitted ovens, fitted fridge freezer, a fitted dishwasher, a fitted washing machine, a four-ring gas hob with grey splashback behind. There is a large cupboard housing the gas boiler and there is under cabinet lighting. There is spotlights, a uPVC double glazed window, a large space for dining table and there is a storage cupboard under the stairs. There is a large radiator and then the room vaults up into the ceiling with the family room area, which has spotlights, two Velux windows and bi-folding uPVC double glazed doors to two side

Landing

A carpeted landing with modern panel doors through to the three bedrooms and the bathroom. Loft hatch.

Bedroom One

Spacious master bedroom with half height feature panelled wall, a radiator, a uPVC double glazed window with a nice green aspect to the front. A double fitted mirror wardrobe and door through to the en-suite.

En-Suite

Fitting with a quadrant glass shower enclosure with a rainfall thermostatic shower, with a hand held shower attachment. There's a floating vanity drawer unit with sink and a mixer tap. There is a toilet, chrome towel radiator, down-lights, an extractor, an electric shaver point and a uPVC double glazed window.

Bedroom Two

A double bedroom which has a radiator and a uPVC double glazed window with a view of the garden.

Bedroom Three

A good size 3rd bedroom which has a radiator and a uPVC double glazed window.

Bathroom

Fitted with a white suite comprising of a bath, with glass shower screen and flipper panel, a mixer tap with handheld shower attachment. There is a pedestal hand wash



basin with chrome mixer tap, a toilet, a chrome towel radiator, down-lights, an extractor and a uPVC double glazed window.

Rear Garden

Garden has three good areas of patio and a paid walkway to the pedestrian door to the garage and there's a gate through the timber fencing to Parking. There's an area lawn and outdoor lighting. There's also a tap.

Garage

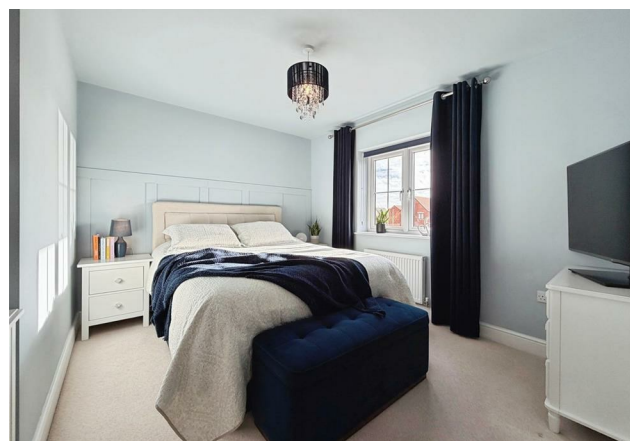
A detached garage with power, lighting and storage. A pedestrian uPVC double glazed door and up and over front door.

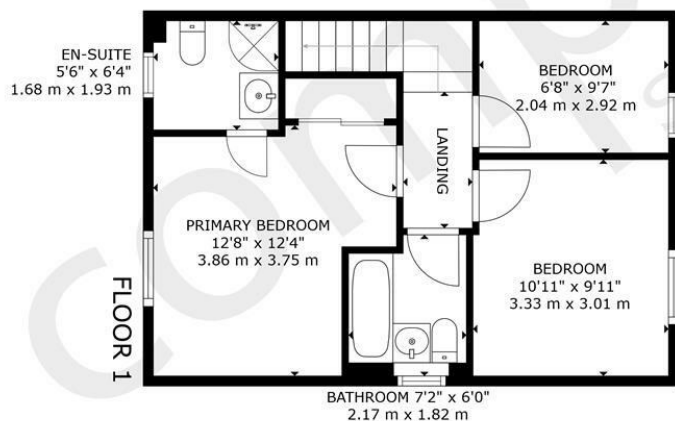
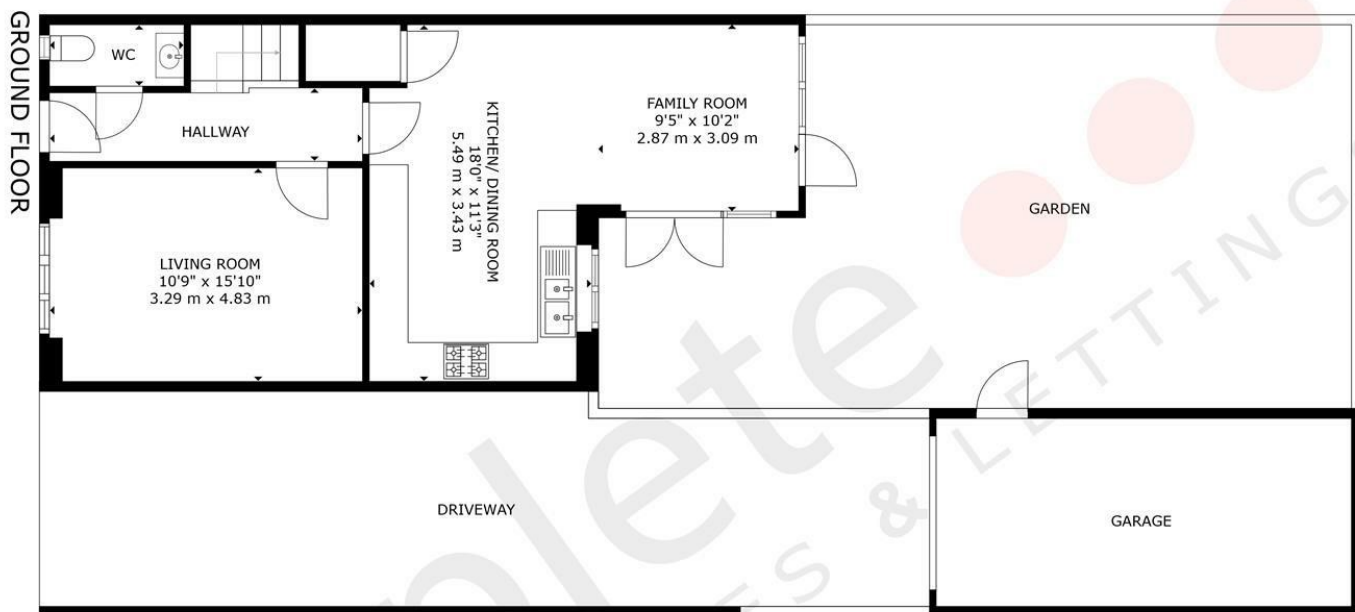
Parking & Front

Parking for 2 - 3 cars as well as stoned bedding area to the front of the house with slapped pathway, that leads to the tile canopy with lighting to the front door.

Location

Oakley Grove is a modern AC Lloyd development located off Harbury Lane, on the outskirts 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 Wood Secondary School and several primary & nursery schools- both old and new not far from this home.





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GROSS INTERNAL AREA
FLOOR 1: 600 sq. ft, 55 m², FLOOR 2: 467 sq. ft, 43 m²
TOTAL: 1,067 sq. ft, 99 m²
EXCLUDED AREA: PATIO: 1,101 sq. ft, 59 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



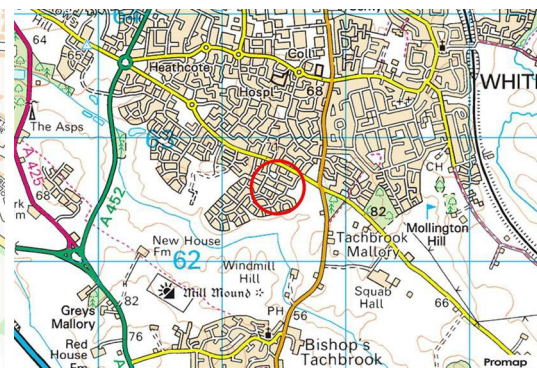
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FOR SALE



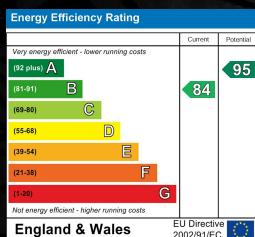
- Semi Detached
- Three Bedrooms
- Family Kitchen Diner
- En-Suite
- Detached Garage

- AC Lloyd 2021 'The Rye 1' Design
- Living Room
- Guest WC
- 2-3 Parking Spaces
- Okley Grove Development



VICTORY DRIVE, LEAMINGTON SPA

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



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