

BELVOIR!

Guide Price £375,000



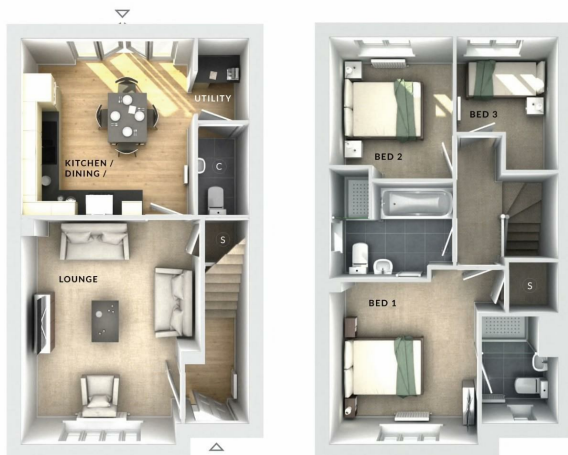
8 Balsam Lane

, Warwick CV34 0AH

This immaculate three-bedroom home is situated on The Asps development, ideally positioned for easy access to major motorway connections and within convenient reach of both Leamington Spa and Warwick.

To the front of the property, a generous driveway provides ample parking for two cars, alongside an electric vehicle charging point. The attractive frontage creates a welcoming first impression and leads into the bright and inviting entrance hall.

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ACCOMMODATION

Beautiful herringbone flooring flows seamlessly from the entrance hall through to the lounge, adding a stylish and contemporary feel. The spacious lounge offers plenty of room for a range of furnishings, while a large window floods the space with natural light, creating a bright, airy and welcoming environment.

Off the hallway is a stylish, contemporary kitchen featuring sleek grey wall and base units, complemented by modern integrated appliances. Well equipped for everyday living, the kitchen includes a dishwasher, four-burner gas hob, oven, fridge and freezer. Clean, practical worksurfaces provide ample preparation space, while the utility area houses the washing machine alongside further cupboard space and the combi boiler. The result is a smart, functional kitchen designed for both convenience and modern living. A cleverly concealed W.C. is also finished to a contemporary standard, completing the space.

Double doors open onto the beautifully landscaped south east facing garden, which features a variety of patio areas, perfect for enjoying the sunshine throughout the day. The generously sized garden is bordered by mature shrubs and provides an excellent space for entertaining and relaxing outdoors. A useful garden shed offers additional storage.

A beautiful staircase with a luxurious carpet runner leads you upstairs.

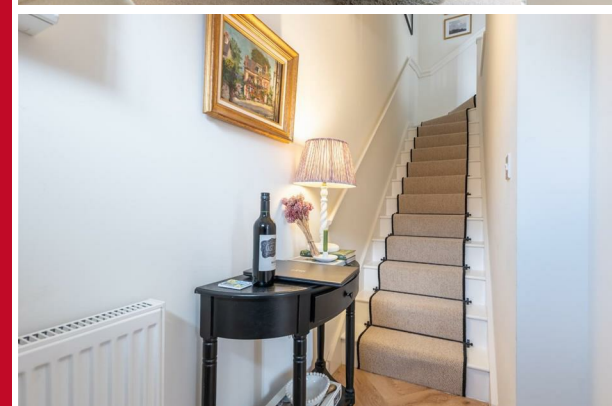
The property offers two generously proportioned double bedrooms, with the principal bedroom enjoying a stylish en-suite shower room featuring a large double walk-in shower and high-quality Roca sanitaryware and fittings. The main bathroom consists of a large walk in shower, bath with shower attachment and Roca sanitary wear.

The second double bedroom provides an ideal guest room, offering excellent proportions and ample space for a range of furnishings. A further single bedroom adds valuable versatility and would make an ideal home office, study, dressing room or child's bedroom, depending on your needs.

For added peace of mind, the property benefits from the remaining NHBC warranty of approximately eight years, together with a three-year Bloor Homes warranty.

Fixtures and Fittings - Only those mentioned within these particulars are included in

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.