



**Connells**

The Avenue  
Lighthorne Heath Leamington Spa



## Property Description

An immaculate three bedroom detached Bellway home, built in 2023, situated on the highly sought after Kings Grove development.

The property offers beautifully presented accommodation throughout, beginning with a welcoming entrance hall leading to a spacious lounge, a modern open plan kitchen diner, ideal for family living and entertaining and a convenient downstairs cloakroom.

To the first floor are three generous double bedrooms, all benefitting from fitted wardrobes. The principle bedroom enjoys French doors opening to a Juliet balcony, along with a stylish en suite shower room. A contemporary family bathroom completes the upstairs accommodation.

Externally the property boasts a rare and very private landscaped rear garden, perfect for outdoor dining and relaxation. Further benefits include driveway parking for two vehicles and a single garage.

Boasting Bellway upgrades to include; tiles to bathroom walls and floor, chrome switches and doors handles, bricked wall garden to maintain privacy in addition to having Cotswold stone to the facade of the property.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and doors to the cloakroom, lounge and kitchen diner.

## Downstairs Cloakroom

Partly tiled cloakroom with a wash hand basin, low level W/C with concealed cistern

and a radiator.

## Lounge

11' 4" max into bay x 15' 8" ( 3.45m max into bay x 4.78m )

Spacious, light and airy lounge consisting of a radiator, a double glazed window to front elevation and a double glazed bay window to side elevation.

## Kitchen/Diner

16' 4" x 10' 2" ( 4.98m x 3.10m )

Modern kitchen fitted with a range of wall and base units with complementary Quartz work surfaces over and Quartz upstand, incorporating a one and a half bowl, stainless steel, sink and drainer unit. Integrated appliances include; an eye-level Zanussi electric oven, Zanussi gas hob with Zanussi cookerhood over, a washing machine, a dishwasher and a fridge/freezer. Comprising a radiator, double glazed windows to front and side elevations and a door leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is a built-in cupboard over the stair bulk head, a radiator and access to the loft.

### Bedroom One

9' 7" x 11' max ( 2.92m x 3.35m max )

Double bedroom benefitting from fitted wardrobes with sliding mirrored doors, a radiator, French doors leading to the Juliette balcony and a door to;

### En-Suite

Modern three piece suite fitted with a wash hand basin, double shower and W/C with concealed cistern. Having fully tiled walls, a shaver point and a double glazed window to front elevation.

### Bedroom Two

7' 8" x 10' 4" max ( 2.34m x 3.15m max )

Double bedroom benefitting from fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to front elevation.

### Bedroom Three

7' 7" max x 10' 4" ( 2.31m max x 3.15m )

Double bedroom benefitting from a fitted wardrobe, a radiator and a double glazed window to side elevation.

### Bathroom

Modern three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and W/C with concealed cistern. Having fully tiled walls, a shaver point, an extractor fan and a double glazed window to front

elevation.

### Outside

### Rear Garden

Beautifully landscaped and very private garden being mainly laid to lawn and wall enclosed, with two patio areas and planted borders.

### Parking

Driveway providing off road parking for two cars.

### Garage

20' 4" x 10' 4" ( 6.20m x 3.15m )

Having power, light and an up and over door.

### Seller's Comments

We bought this lovely three-bedroom home to bring up our new born, and it has been the perfect place to make our first family memories. We are now looking for a larger property, but we will truly miss this perfect home. One of our favourite things has been waking up to the most beautiful sunrise views from the Juliet balcony in the main bedroom, and ending the day watching stunning sunsets from the living room bay window. Completely surrounded by greenery and privacy all around the massive windows, it's a home filled with light, warmth, and special moments.









**Ground Floor**



**First Floor**

Total floor area 83.9 m<sup>2</sup> (904 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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