



ROMAN WAY, CUBBINGTON

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FOR SALE





A stylish Bellway semi-detached home in the sought-after Cubbington, built by Bellway Homes in 2021 to their desirable 'Lichfield' design, this attractive semi-detached home is located on the ever-popular Hazelwood development in Cubbington, just on the edge of Leamington Spa. This beautifully presented family home offers modern and well-balanced accommodation throughout, comprising: an inviting entrance hall, guest WC, a comfortable living room, and a stylish open-plan dining kitchen with separate utility area. Upstairs, there are three well-proportioned bedrooms, including an en-suite shower room and a family bathroom. Outside, the home benefits from a rear garden, additional front and side gardens, a garage, and two allocated parking spaces. Situated on the fringe of open countryside, this well-connected village location offers excellent local amenities including a primary school, convenience store, church, friendly local pub, and an on-site children's play area. The property is offered with no onward chain and six years remaining on the NHBC warranty, providing peace of mind and convenience.

It's in the details...

Entrance Hall

Composite door with twin double glazed windows and the entrance hall has herringbone luxury vinyl tiled flooring, a radiator under the stair staircase that leads to the first floor. There are doors through to the living room, kitchen diner and guest WC.

Guest WC

With a continuation of the herringbone luxury vinyl tile flooring, handbasin with mixer tap, a radiator, a Roca concealed waste toilet with a chrome flush push button, complimentary tiling and an extractor.

Lounge

The living room has three uPVC double glazed windows and two radiators.

Kitchen Diner

A stylish kitchen diner which is a continuation of the luxury vinyl tiled herringbone flooring matte grey kitchen units, with brushed chrome handles, which includes white worktops, a one and a half stainless steel sink, with mixer tap and a drainer. A fitted oven, a four ring gas hob, stainless steel splashback and extractor. There is space and plumbing for a dishwasher, a fitted fridge freezer, there are two uPVC double glazed windows and uPVC double glazed French doors to the garden. There was a door through to the utility.

Utility

With a continuation of the herringbone luxury vinyl tile flooring, matching kitchen units, with worktop space and plumbing for a washing machine, a small radiator, open under the stairs storage and an extractor.

Landing

A carpeted landing which has a radiator, and doors through to the three bedrooms and family bathroom.

Bedroom One

A double bedroom which has two uPVC double glazed windows to two different elevations. There is a radiator and a door to the en-suite.

En-Suite

With luxury vinyl tile flooring, a concealed waste Roca toilet with chrome flush push button. There's a pedestal hand wash basin & a chrome mixer tap and a tiled shower enclosure, with mains thermostatic shower. Complimentary tiling, down-lights, an extractor, a radiator and a uPVC double glazed window.

Bedroom Two

A double bedroom with a uPVC double glazed window, a radiator and a fitted storage cupboard.

Bedroom Three

A single bedroom currently used as an office/dressing room. There is a radiator and a uPVC double glazed window.

Bathroom

With herringbone luxury vinyl tile flooring and a white suite comprising of a bath, with a glass shower screen and an electric Mira shower. There is a Roca pedestal hand wash basin with mixer tap, a Roca concealed waste toilet with a chrome flush push button. It has complementary tiling, an electric shaver point, a radiator, downlights, an extractor and a uPVC double glazed window.



Rear Garden

The large extended patio, with a paved pathway that leads to the rear gate, in turn leads to the garage and parking. There are two areas of lawn and the garden is retained by brick walling and fencing. An outside tap and a light.

Garage

A brick-built garage, with up-and-over door and eaves.

Parking

Two parking spaces in Tandem .

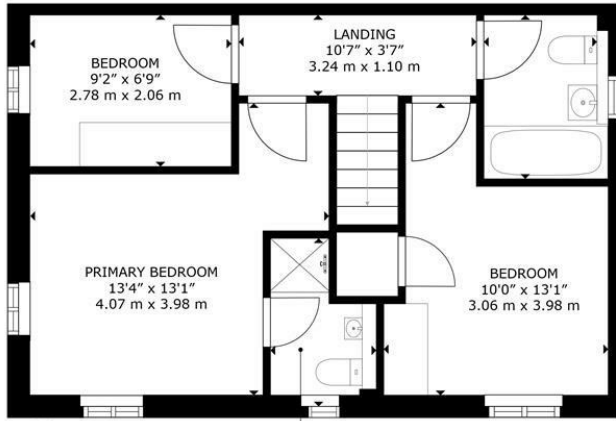
Front Garden

Lawn garden two sides, with barked borders and some planting. A wide paved path leads to the front door and storm porch

Location

Hazelwood is an attractive development just off Coventry Road, which is an enviable, semi-rural location on the outskirts of the vibrant town centre, Hazelwood is close to a handful of charming villages and easy access to the key commuter areas of Royal Leamington Spa, Stratford-upon-Avon and Birmingham. An ideal location for families, Hazelwood is close to several well-regarded local schools, covering primary through to further education. Younger children are served by a collection of popular primary schools in the area, including Cubbington Church of England Primary School - just an 8-minute walk from the development - and Our Lady and St Teresa's Catholic Primary School, less than a 15-minute walk from home. Telford Infant School (ages 3-7), can also be found around five minutes away by car. For those requiring secondary education, North Leamington Community School and Arts College is less than two miles from the development and includes popular Sixth Form facilities. Commuters will delight in the area's excellent transport connections, with good road and rail links to surrounding towns and cities. Royal Leamington Spa is just a 10-minute drive from the development via the B4453, while the





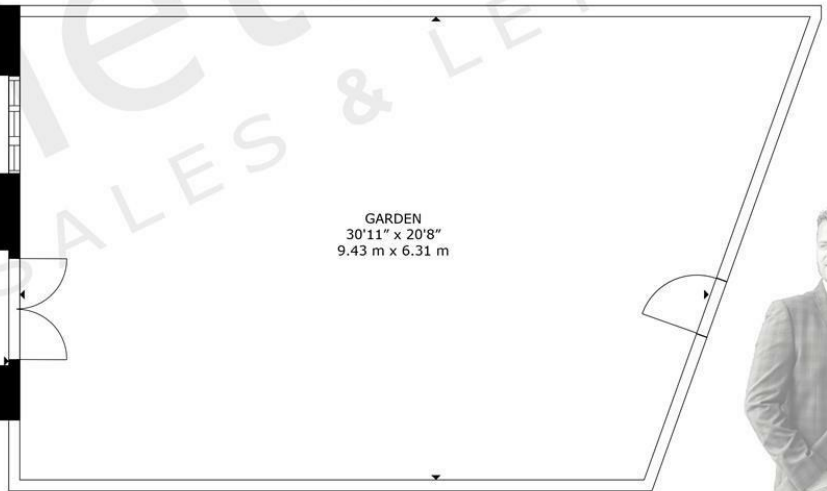
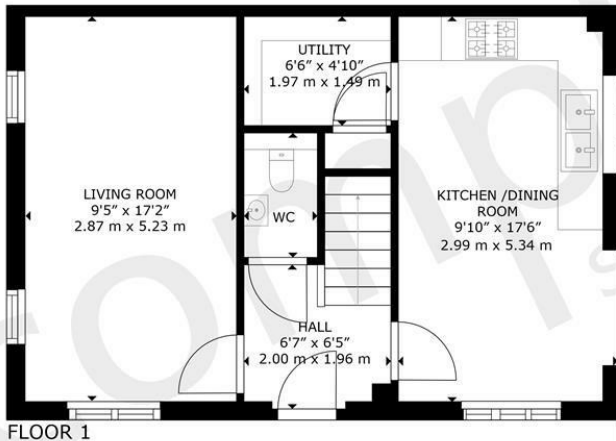
BATHROOM
5'1" x 7'4"
1.54 m x 2.23 m

GROSS INTERNAL AREA
FLOOR 1: 470 sq. ft, 44 m², FLOOR 2: 460 sq. ft, 43 m²

TOTAL: 930 sq. ft, 86 m²

EXCLUDED AREA: GARDEN: 654 sq. ft, 61 m²

FLOOR 2
EN-SUITE
4'9" x 7'6"
1.44 m x 2.29 m



The Leamington Property Expert

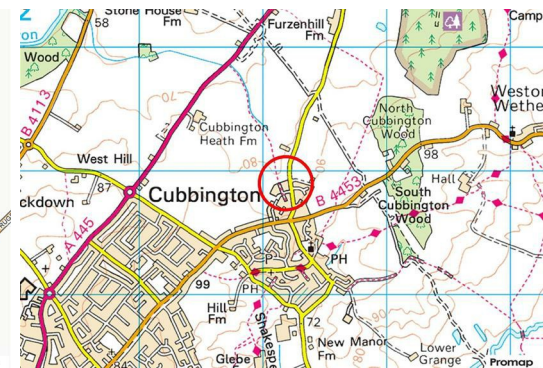
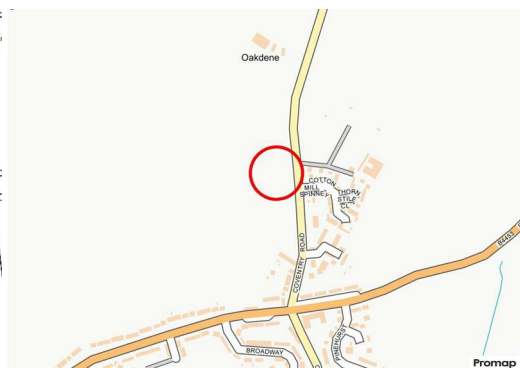


A46 Warwick Bypass is around six minutes away by car, providing a route into Coventry. Alternatively, Coventry can be reached in 15 minutes via Coventry Road. The M40 is around a 15-minute drive away, and provides routes to Oxford, Birmingham, Banbury and London, among other popular destinations. Cubbington is also served by several bus routes offering destinations including Hatton Park, Lillington, Stratford-upon-Avon and Warwick. The nearest train station is Leamington Spa which is around a 10-minute drive away, which has direct service to London Marylebone.



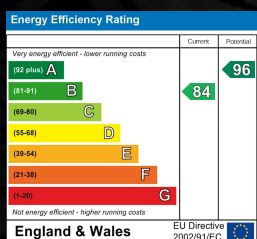


- A Bellway 'Lichfield' Design
- Hazelwood Development Cubbington
- Kitchen Diner & A Lounge
- Utility & Guest WC
- Garden To Three Sides
- 2021 Semi Detached
- Three Bedrooms
- En-Suite & Family Bathroom
- Offered No Chain
- Garage & Parking



ROMAN WAY, LEAMINGTON SPA

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



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