

BELVOIR!

Guide Price £485,000



32 Beale Close

Bishops Tachbrook, Leamington Spa CV33 9QT

**** NO ONWARD CHAIN **** Located in the highly sought-after village of Bishops Tachbrook, just a short distance from Leamington Spa, this well-presented three-bedroom bungalow offers spacious and versatile single-storey living, ideally suited to downsizers, retirees, or buyers seeking practical and accessible accommodation without compromising on space.

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ACCOMMODATION

The property opens into a large, bright entrance hallway with tiled flooring, creating an immediate sense of space and setting a clean, low-maintenance tone throughout. The accommodation is thoughtfully laid out, with well-proportioned rooms and a natural flow that works equally well for everyday living and entertaining. Throughout the home, there is attractive neutral décor, enhancing the light and airy feel. A standout feature of the home is the generous living/dining room, offering ample space for both relaxation and entertaining. This flows seamlessly into a conservatory, which floods the space with natural light and provides a pleasant outlook over the garden, creating a versatile additional reception area that can be enjoyed year-round.

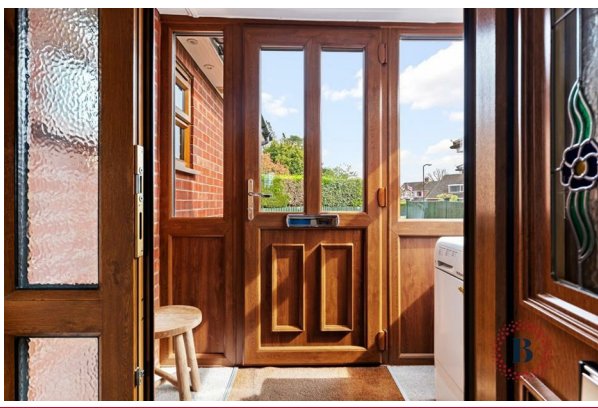
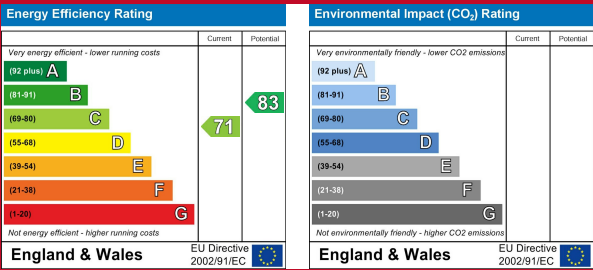
The well-appointed kitchen/utility space is fitted with a range of high and low units, providing excellent storage, along with integrated appliances and a gas hob. There is also direct access to the rear garden, making it a practical and functional space for day-to-day use.

The bungalow offers three well-proportioned bedrooms, all benefiting from good natural light and flexibility of use, making it ideal for guest accommodation, a home office, or hobby space. The principal bedroom is further enhanced by an en-suite shower room, while a separate family bathroom serves the remaining accommodation. Additional fitted cupboards and storage throughout the property add to its practicality.

Externally, the property sits within an attractive residential setting. To the front, there is private parking for up to four vehicles, along with an attractive front garden featuring a pathway approach, gravelled sections to either side, and well-placed potted plants creating a welcoming first impression. The rear garden is fully enclosed, enjoying a sunny aspect and thoughtfully arranged with paved areas to break up the space, complemented by potted planting throughout. This creates a low-maintenance yet visually appealing outdoor space, ideal for relaxing or entertaining.

Overall, a well-balanced and spacious home in a desirable location, offering comfortable single-storey living with plenty of natural light and scope to personalise over time.

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



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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.