



ALDERMAN WAY, LEAMINGTON SPA, CV33 9GB



## Property Description

\*\*\* DETACHED EXECUTIVE FAMILY HOME WITH FIELD VIEWS \*\*\* Positioned towards the end of a no through road in the popular village of Weston Under Wetherley is this generously proportioned three double bedroom detached home.

Weston under Wetherley perfectly blends peaceful, countryside living with easy access to the very best of nearby towns. located just over 4 miles from Royal Leamington Spa, residents enjoy a tranquil setting while being minutes from vibrant shopping, cafés and services in Leamington or nearby Kenilworth and Warwick.

The property itself is located on the fringe of the development next to the old courtyard and comprises of; entrance hall, living room with patio doors out onto walled rear garden. Kitchen diner with modern floor and wall mounted units and breakfast bar area, door onto rear garden and downstairs W/C. On the first floor there are three double bedrooms all with fitted storage. The principle bedroom has a en suite shower room, whilst the other two bedrooms are serviced via a family bathroom. To the front of the property is a lawned fore-garden and driveway for three vehicles. The rear garden is planted with shrubs and laid to lawn.

The property is deceptively spacious and well laid out for a modern family home and should be viewed to appreciate its location and size.





## Key Features

- Detached executive home
- Popular village location
- Approx 1200sqft
- Three double bedrooms
- En suite to principle bedroom
- Family bathroom
- Living with patio doors to garden
- Kitchen diner

**Local Authority** – Warwick

**Council Tax** – Band E

**Tenure** – Freehold



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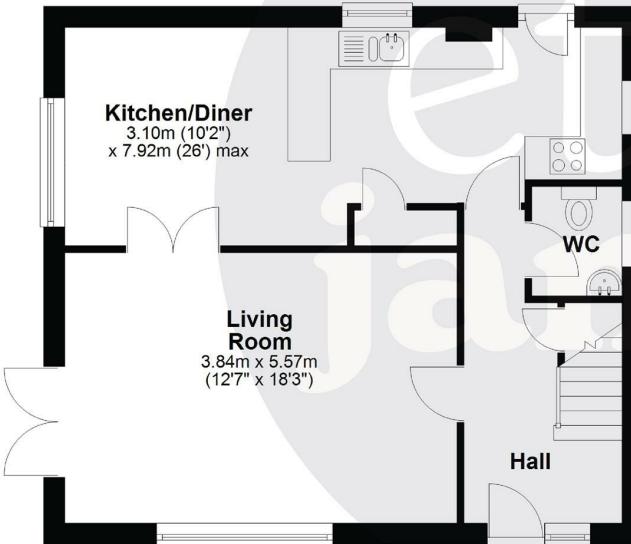
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**Ground Floor**  
Approx. 55.8 sq. metres (600.2 sq. feet)



**First Floor**  
Approx. 55.8 sq. metres (600.2 sq. feet)



Total area: approx. 111.5 sq. metres (1200.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 or email [welcome@ettajames.co.uk](mailto:welcome@ettajames.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.