



**Connells**

Felthouse Drive  
Bishops Tachbrook Leamington Spa



# Felthouse Drive Bishops Tachbrook Leamington Spa CV33 9TB

for sale  
**£465,000**



## Property Description

Immaculate three bedroom detached home - Built in 2021 - NHBC warranty remaining.

This beautifully presented three bedroom detached home, constructed in 2021, has been tastefully improved by the current owners and remains in immaculate condition. The property benefits from newly installed fitted shutters throughout and still benefits from six years remaining on the NHBC warranty.

Situated within a sought after modern development, the accommodation comprises a welcoming entrance hallway, a spacious light filled lounge and a stylish open plan kitchen diner ideal for modern family living. Additional ground floor features include a convenient cloakroom and a separate utility room and under stairway storage cupboard.

To the first floor are three double bedrooms. The master bedroom benefits from newly installed fitted wardrobes and a contemporary ensuite shower room, while bedroom two also offers newly installed fitted wardrobes. Additional storage cupboard offering ample storage. A well appointed family bathroom completes the first floor.

Externally, the property boasts a good size garden being mainly laid to lawn providing an excellent outdoor space. To the rear is the driveway offering off road parking for two to three cars along with a single garage, with an EV charger.

This superb home is ideal for families or professionals seeking modern, turnkey property in a highly desirable location.

## Approach

The property is set back from the road behind the front garden with steps down to the front entrance.

## Entrance Hallway

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

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, partly tiled walls and a radiator.

## Lounge

19' 6" x 10' 5" ( 5.94m x 3.17m )

Spacious, light and airy lounge consisting of two radiators, a double glazed window to front elevation and French doors leading to the garden, both with newly installed fitted shutters.

## Kitchen/Diner

10' 10" max x 19' 6" ( 3.30m max x 5.94m )

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a one and a half bowl, stainless steel, sink and drainer unit. Integrated appliances include; an eye-level electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer. Having double glazed windows to front and side elevations, all with newly installed fitted shutters, including a radiator, tiled flooring and a door to;

## Utility Room

4' 7" x 7' 1" ( 1.40m x 2.16m )

Fitted with base units and work surfaces over. Having an integrated washer/dryer, radiator and a door to rear.

## First Floor

### Landing

The stairs lead from the hallway. Having a built-in cupboard, a radiator and doors to all bedrooms and the family bathroom.

### Bedroom One

19' 6" x 10' 8" max ( 5.94m x 3.25m max )

Generous double bedroom benefitting from ample wardrobe storage, having two radiators, double glazed windows to front and side elevations with newly installed fitted shutters and a door to;

### En-Suite

White three piece suite fitted with a wash hand basin, double shower and low level W/C. Having partly tiled walls, an extractor fan and fitted heated towel rail.

### Bedroom Two

9' 8" x 11' 3" ( 2.95m x 3.43m )

Double bedroom comprising fitted wardrobes with newly installed sliding mirrored doors, a radiator and a double glazed window to side elevation with newly installed fitted shutters.

### Bedroom Three

9' 6" x 10' max ( 2.90m x 3.05m max )

Double bedroom comprising a radiator and double glazed windows to front and side elevations with newly installed fitted shutters.

## Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and low level W/C. Having partly tiled walls, a fitted heated towel rail and a double glazed window to front elevation with newly installed fitted shutters.

## Outside

### Garden

Beautifully maintained private rear garden being mainly laid to lawn and wall and fence enclosed. Having a patio area and gated side access.

### Parking

Driveway to the rear of the property, with an EV charging point.

### Garage

18' 5" x 10' 6" ( 5.61m x 3.20m )

Single garage having power, light and an up and over door, with an EV charging point.

## Sellers' Comments

We've loved living in this home because of its bright, spacious layout and the peaceful neighbourhood. The natural light that fills the rooms creates such a warm and welcoming atmosphere, and the garden has been perfect for relaxing or entertaining friends. What first attracted us was the convenient location-close to local shops, schools, and great transport links-while still feeling private and quiet. It's been a wonderful place to call home.

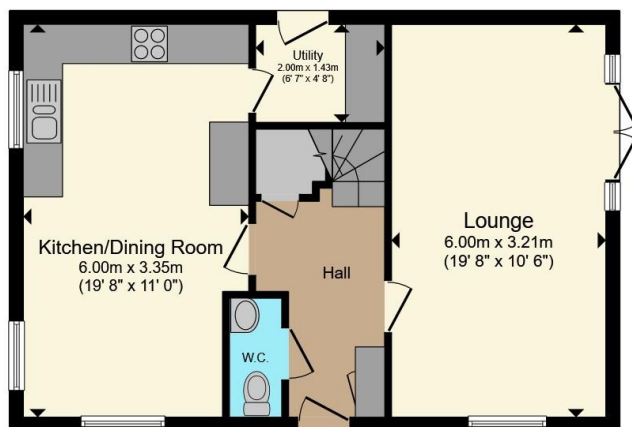




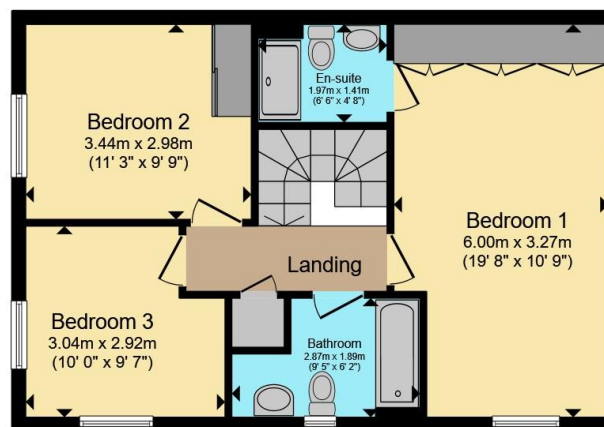








**Ground Floor**



**First Floor**

Total floor area 106.5 m<sup>2</sup> (1,147 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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