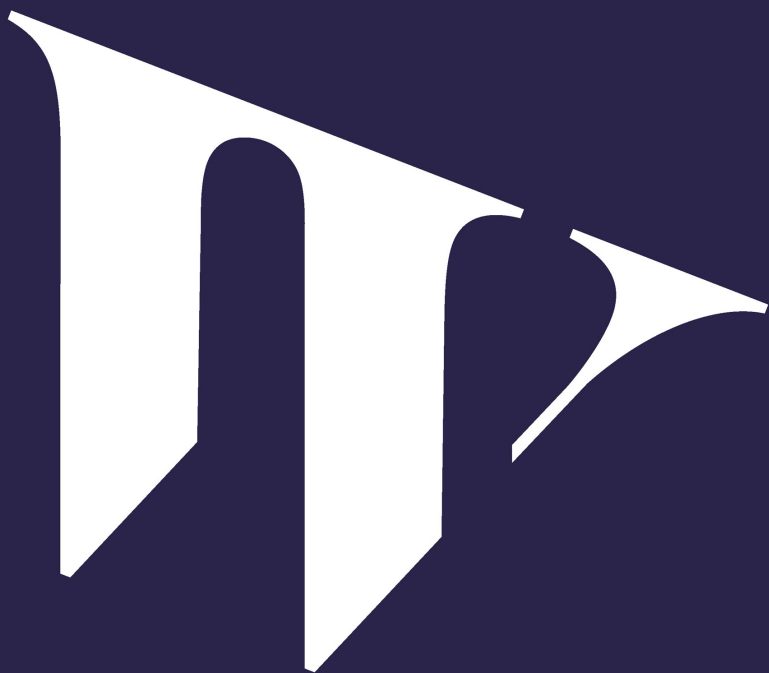




19 Brooks Drive

Leamington Spa **CV33 9NU**

Offers Over £725,000



19 Brooks Drive Harbury



Summary

Being attractively positioned on a recent development close to the fringe of Harbury village yet well placed for access to village amenities, this executive three storey detached house was built by David Wilson Homes approximately eight years ago to their Emmerson design. Providing exceptional family accommodation, that includes five double bedrooms arranged over the two upper storeys, the current owners have also installed utility solar energy with approximately a dozen panels to the front roof slope, also benefiting from battery storage and contributing significantly to the property's electricity usage. Other striking features of the gas centrally heated and double glazed accommodation include a spacious

lounge, along with separate dining room which can be utilised as a study. The kitchen/dining room is equipped with a range of integrated appliances, also having utility room off, whilst the master bedroom benefits from an en suite shower room and dressing area, along with two further bathrooms to the first and second floors. Externally the accommodation is further complemented by a detached double garage, parking for approximately six cars and a lawned and landscaped rear garden. An exceptional opportunity to purchase a substantial family home in a highly popular village location.



Location

Harbury is a highly regarded and sought after village, lying around six miles south-east of Leamington Spa and offering excellent village facilities which include a highly popular primary school, village stores and post office, doctors' surgery, three public houses and extensive sports and social amenities. Additionally, the village is exceptionally well placed for access to local infrastructure including Leamington Spa and Warwick, rail access from Leamington Spa and Banbury giving direct links to Birmingham and London, together with access to the Midland motorway network, notably the M40.

Features

David Wilson-Built Executive Detached

Three Storey Accommodation

Two Reception Rooms

Kitchen/Dining Room and Utility

Five Double Bedrooms

Three Bathrooms

Parking for up to Six Cars

Double Garage and Rear Garden

Highly Popular Village



ON THE GROUND FLOOR

Period style canopy porch entrance with panelled style entrance door opening into:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, access to understairs storage cupboard, with built-in cupboard storage alongside, wood effect flooring and doors to:-

CLOAKROOM/WC

With two piece white suite comprising low level WC, corner wash hand basin with splashback and mixer tap, central heating radiator and wood grain effect flooring extending through from the hallway.

LOUNGE

21'4" x 11'8" (6.50m x 3.56m)

- plus Georgian style UPVC double glazed bay window to front elevation and having UPVC double glazed French style doors opening into the rear garden and two central heating radiators.

STUDY

9'10" x 10'2" (3.00m x 3.10m)

- plus Georgian style UPVC double glazed bay window, which could alternatively be utilised as a separate dining room, having central heating radiator to the bay and fitted book shelving/storage.

KITCHEN/DINING ROOM

16'7" x 12'8" (5.05m x 3.86m)

A light and spacious room with twin Velux double glazed roof lights providing additional light and ventilation, a range of panelled style units with brushed chrome door furniture, grey wood grain effect worktops and matching upstands, together with plinth lighting, a coordinating range of matching wall cabinets, integrated appliances comprising inset five burner gas hob by AEG with stainless steel filter hood over and fitted AEG electric oven having cupboards above and below, integrated Bosch dishwasher along with integrated wine cooler, integrated Bosch fridge freezer with larder style cupboard alongside, tile effect flooring throughout, together with central heating radiator, UPVC double glazed French style doors giving access to the rear garden and door to:-

UTILITY ROOM

6'4" x 5'0" (1.93m x 1.52m)

Fitted with units and worktops to match those in the kitchen, together with inset stainless steel sink unit and mixer tap, integrated washing machine, along with space for tumble dryer, wall cabinets, one of which conceals the Ideal gas fired boiler, central heating radiator and double glazed door giving external access to the parking area at the side of the property.

ON THE FIRST FLOOR

LANDING

With double glazed window to front elevation, staircase off ascending to the second floor, central heating radiator, built-in cupboard housing the pressurised hot water system and doors radiating to:-

MASTER BEDROOM

11'9" x 21'6" max (3.58m x 6.55m max)

- into dressing area.

With the bedroom area having double glazed window to front elevation and central heating radiator and providing through access to:-

DRESSING ROOM AREA

Which is equipped with a good range of fitted wardrobing and storage, UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Having contemporary white fittings comprising low level WC with push button flush, pedestal wash hand basin with mixer tap, large walk-in shower enclosure with sliding glazed door giving access and fitted shower unit, ceramic tiled splash areas, obscure UPVC double glazed window and towel warmer/radiator.

BEDROOM FOUR (REAR)

11'2" x 10'1" (3.40m x 3.07m)

With UPVC double glazed window and central heating radiator.

BEDROOM FIVE (FRONT)

10'1" x 10'0" (3.07m x 3.05m)

With UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

Being partly ceramic tiled with contemporary white fittings comprising low level WC with push button flush, pedestal wash hand basin with mixer tap, panelled bath with centre mounted mixer tap, obscure UPVC double glazed window, tile effect floor covering and towel warmer/radiator.

ON THE SECOND FLOOR

LANDING

A spacious landing area which is large enough to be used as a small study and with double-depth Velux double glazed roof light and doors giving access to:-

BEDROOM TWO

11'6" x 14'5" (3.51m x 4.39m)

- plus recesses.

With UPVC double glazed window to front and double-depth Velux double glazed roof light to the rear, built-in wardrobing and storage with the wardrobing having sliding mirrored doors and two central heating radiators.

BEDROOM THREE (FRONT)

11'11" x 8'7" (3.63m x 2.62m)

- plus recess.

With UPVC double glazed window to front elevation, built-in storage with sliding doors, central heating radiator and access trap to the roof space with retractable loft ladder.

SHOWER ROOM

With contemporary fittings to replicate the other bathrooms and being partly ceramic tiled with low level WC having push button flush, pedestal wash hand basin with mixer tap, walk-in shower enclosure with fitted shower unit and folding glazed door giving access, double glazed roof light and towel warmer/radiator.

OUTSIDE

FRONT

The property enjoys an attractively planted frontage to Brooks Drive, from which there is an outlook over an open green/recreation area to the opposite side of the drive.

PARKING

There is excellent off-road parking immediately alongside the house with space for approximately six cars, from where direct vehicular access is also gained to the:-

DETACHED DOUBLE GARAGE

18'8" x 17'0" (5.69m x 5.18m)

With twin up and over doors fronting, one of which is electrically operated, electric light and power and the potential for future roof storage space.

REAR GARDEN

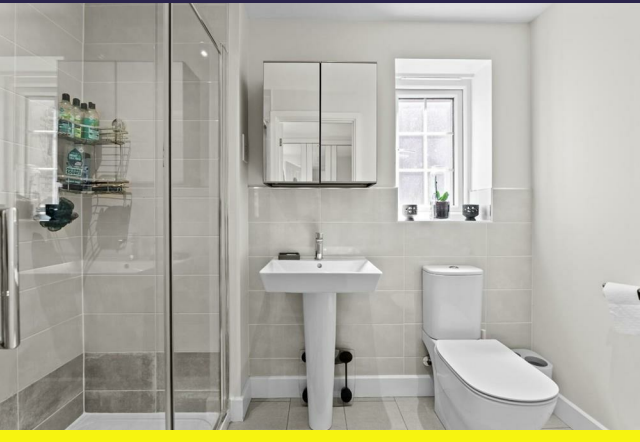
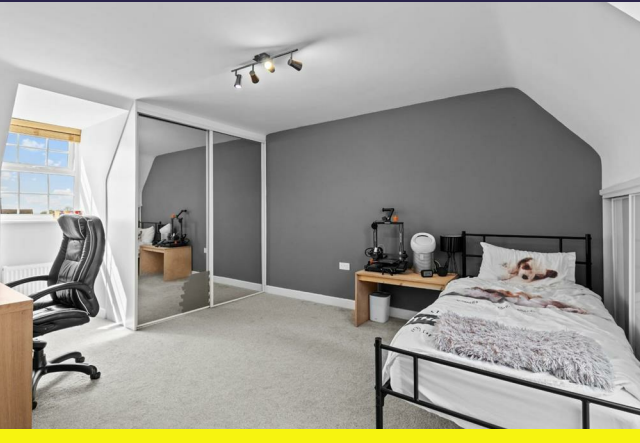
An attractive lawned and landscaped garden with lawn to lower level, from which steps ascend to a paved patio area which is sleeper-edged, set to the far corner of the garden and fringed by blossom trees. There is also a decked storage area immediately behind the garage with boundaries being timber fenced and garden lighting installed to patio and flower beds.

ESTATE CHARGES

We are advised by the vendor that there is an annual state charge payable which presently amounts to approximately £200 per annum.

DIRECTIONS

Postcode for sat-nav - CV33 9NU.







Floorplan

Internal Living Area 1,820sq ft / 169.06m2 (excluding garage)



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General Information

Tenure

Freehold

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency. The current owners have added a good number of solar panels to the front roof slope, also benefiting from battery storage . These provide a substantial part of the property's electricity provision with full figures being available upon request.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Stratford District Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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