



LEAMINGTON HASTINGS ROAD

BIRDINGBURY, CV23 8EF

GUIDE PRICE £750,000

Set on the outskirts of the highly sought-after village of Birdingbury, this exclusive four-bedroom executive home has been beautifully crafted by the prestigious Noralle Traditional Country Homes Ltd. Offering generous living space, exceptional craftsmanship, and premium finishes throughout, this stunning property combines contemporary comfort with timeless style. Designed with modern family living in mind, it presents a rare opportunity to acquire a high-quality home in an enviable village setting. The property is designed with energy efficiency at its core, achieving an estimated EPC rating of A with an impressive score of 97, helping to minimise running costs while supporting sustainable living.

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● ****NO CHAIN**** ● Impressive Estimated EPC

Rating of an A ● EV Charger ● 4

Bedrooms ● Noralle Traditional Country Homes

Build ● Stunning High Quality

Finish ● Office ● Guest

W/C ● Garage ● Driveway



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Ground Floor:

-Stepping inside, you are welcomed by a bright and spacious central hallway that creates an impressive first impression and provides access to all of the principal rooms, setting the tone for the accommodation beyond.

-Situated to the rear of the property and forming the true heart of the home is this beautifully appointed open-plan kitchen/dining room. Perfect for both family life and entertaining, this exceptional space is fitted with elegant Limestone shaker-style wall and base units by English Rose, complemented by luxurious quartz worktops. A comprehensive range of integrated appliances includes a double oven, induction hob with extractor hood, fridge/freezer and dishwasher, while the central island provides additional preparation space, storage and an ideal spot for informal dining or socialising.

-The kitchen also provides convenient access to the separate utility room, which offers additional storage along with space and plumbing for a washing machine and tumble dryer.

-Also situated to the rear of the home is the bright and spacious lounge, offering the perfect place to relax and unwind at the end of the day. With its generous proportions and pleasant outlook over the rear garden, it provides a comfortable and inviting space for everyday living.

-The ground floor accommodation also benefits from a versatile home office, providing the ideal space for remote working. Equally, this flexible room would lend itself perfectly as a children's playroom, hobby room or snug, adapting effortlessly to suit a variety of lifestyles.

-The ground floor is further complemented by a convenient guest WC and provides internal access to the single garage. The entrance hallway, cloakroom, kitchen and utility room are all beautifully finished with elegant flagstone flooring, adding both character and practicality to these key living spaces.

First Floor:

-The principal bedroom is a substantial double room that exudes luxury and provides a peaceful retreat at the end of the day. Complete with fitted wardrobes, it also benefits from a beautifully appointed en suite featuring a spacious shower enclosure, oak-effect wall panelling and stylish Cashmere shaker-style fitted storage, creating an elegant and contemporary finish.

-Bedrooms Two and Three are both generously proportioned double rooms, each benefiting from built-in wardrobes. Bedroom Two also enjoys the added luxury of a beautifully appointed en suite shower room, complete with a spacious shower enclosure, natural stone tiling and stylish Cashmere shaker-style fitted storage, finished to the same high standard found throughout the home.

-Bedroom Four is a further well-proportioned room that offers excellent versatility, making it ideal as a nursery, child's bedroom, guest room or additional home office to suit a variety of needs.

-Conveniently located to serve all four bedrooms, the family bathroom has been beautifully finished and features a double-ended bath, separate shower enclosure and is finished with a modern tiled suite, creating a luxurious and contemporary space.

Garden, Exterior and Further Property Information:

-Upon completion, the rear garden will be landscaped to complement the exceptional standard of the home, featuring a generous patio area perfect for al fresco dining and entertaining, together with a neatly laid lawn, creating an ideal outdoor space for families and relaxation.

-The property is further enhanced by a single garage with power and lighting together with a pedestrian door providing convenient access from the rear garden and EV charger. A private driveway offers ample off-road parking, while the home also benefits from a highly efficient air source heat pump (8.5kW) with underfloor heating throughout the ground floor, alongside a FOX ESS EP12 battery storage system with solar panels.

-To achieve its impressive estimated EPC rating of A with a score of 97, the property is equipped with a Mechanical Ventilation with Heat Recovery (MVHR) system, enhancing energy efficiency, improving indoor air quality, and providing year-round comfort.

-Constructed using Modern Methods of Construction (MMC), the property features a Structural Insulated Panel (SIP) system. The SIP panels are precision-engineered in a factory to form the structural shell of the home before being transported to site for rapid assembly. This advanced construction method delivers exceptional levels of thermal efficiency, airtightness, structural strength, and build quality, contributing to the property's outstanding energy performance. New properties built to current building regulations typically only achieve an EPC rating of B with a score of around 85.

Important property information:

Tenure: Freehold

Council Tax Band: TBC

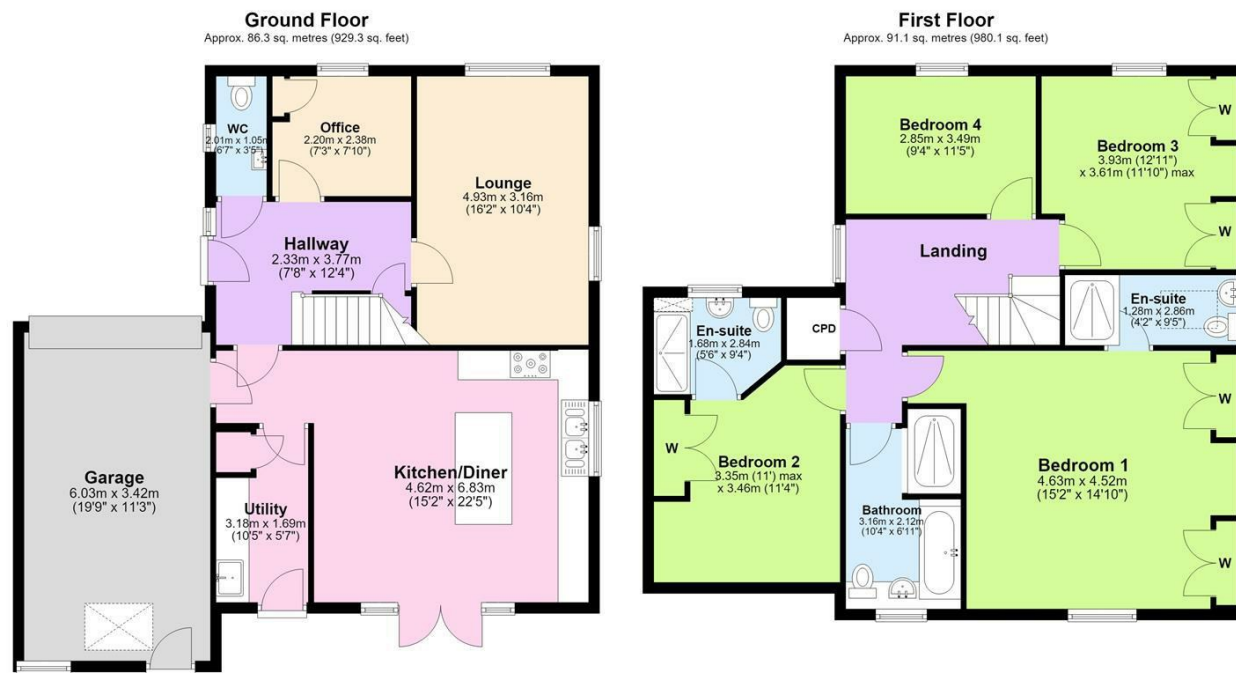
Local Authority: Rugby Borough Council

PEA: A (The information contained within this (PEA) is an estimate only and is intended to support the provision of Material Information)



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Total area: approx. 177.4 sq. metres (1909.5 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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