



78 Brookline Road

Warwick **CV34 0AA**

Offers Over £440,000

78 Brooklime Road

Modern in design and high in quality, we are proud to bring to the open market a superb three-bedroomed detached family home at The Asps, Warwick. Built by Taylor Wimpey in 2025, the property is beautifully presented and benefits from the remainder of the 10-year developer warranty (until 2035) and approximately 8½ years remaining on the NHBC warranty.

The ground floor is home to a warm and inviting entrance hallway, lounge with French doors opening out onto the rear garden, a stylish open-plan kitchen/dining area, a spacious ground floor cloakroom and excellent understairs storage.

Home to three good-sized bedrooms and a contemporary family bathroom, upstairs creates the perfect relaxing haven for all. This home is complete with a single garage and private driveway parking for up to two vehicles with EV charging.

Call us today for more information or to book an internal viewing.

LOCATION

Nestled in the picturesque Warwickshire countryside on the southern fringes of historic Warwick, The Asps is a desirable, modern, and family-friendly community. Residents enjoy beautiful green open spaces with footpaths perfect for walks, upcoming new primary school, and convenient access to both Warwick and Royal Leamington Spa. The development also benefits from excellent commuter links, being close to the M40 (for London, Oxford, and Birmingham) and Warwick railway station.

APPROACH

This fabulous home is set back from the road, with a path leading to the front door and driveway to the side accessing the garage. Also having the added benefit of a EV charge point and solar panels on the roof.

ENTRANCE HALLWAY

A spacious entrance hall way which has stairs rising the to first floor landing, doors to adjacent rooms, two storage cupboards and Amtico flooring which runs throughout the ground floor.

LOUNGE

5.57m x 2.99m (18'3" x 9'9")

A light and airy lounge which has triple glazed windows the the front and rear elevation, French doors leading out to the rear garden, radiator and space for lounge furniture.

KITCHEN / DINER

5.37m x 3.17m (17'7" x 10'4")

A beautifully appointed, modern fitted kitchen with attractive units and work surface over, with a sink drainer unit with monobloc tap, gas hob with extractor over, integrated appliances including an electric oven, washing machine, dishwasher and fridge freezer. There's a dining area with space for table and chairs and windows to the front and rear.

CLOAKROOM

1.82m x 1.44m (5'11" x 4'8")

Having a low level W/C and a sink unit with splash back areas.

FIRST FLOOR LANDING

Having doors leading to adjacent rooms and having loft access.

MASTER BEDROOM

4.11m x 3.08 (13'5" x 10'1")

A great sized master bedroom which has a radiator, space for bedroom furniture, triple glazed window to the front elevation and a door leading to the;

EN-SUITE

2.31m x 1.16m (7'6" x 3'9")

Having a low level W/C, sink unit, shower cubicle, part tiled walls, radiator, frosted window to the rear elevation and a storage cupboard.

BEDROOM TWO

3.09m x 2.95m (10'1" x 9'8")

Having triple glazed windows to the front elevation, radiator and space for bedroom furniture.

Features

Solar Panels, Driveway With EV Charger And Off Road Parking

Three Double Bedrooms

No Onward Chain

Upgraded Kitchen With Built In Appliances

Great Sized Rear Garden

Garage

Security Camera & Alarm System Included

Within 10 Year NHBC Warranty

Triple Glazed Windows

Master Bedroom With En-Suite

BEDROOM THREE

3.22m x 2.36m (10'6" x 7'8")

Having triple glazed windows to the rear elevation, radiator and space for bedroom furniture.

FAMILY BATHROOM

2.16m x 1.87m (7'1" x 6'1")

Having a bath with an shower attachment over, frosted window to the front elevation, low level WC and a pedestal sink.

REAR GARDEN

A great sized rear garden which is mainly laid to lawn, having a small patio area, fence borders and gated access leading to the driveway and garage.

GARAGE

6.27m x 3.29m (20'6" x 10'9")

Having an up and over door, lighting power and ample storage. The garage could be converted to create more living accommodation / office if working from home (STPP).

PARKING

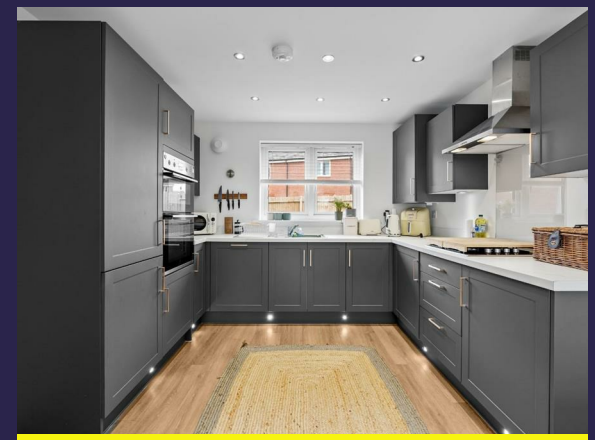
Having off road parking for two vehicles and an electric charging point.

TENURE

This property is Freehold with a management charge of £110 per annum starting in 2027.

DIRECTIONS

Postcode for sat-nav - CV34 0AA.





Floorplan

Internal Living Area 880sq ft / 81.71m²

GROUND FLOOR



FIRST FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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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