



Connells

Blackberry Way
Cublington Leamington Spa



Property Description

Built by Bellway in 2023 and still benefiting from the NHBC warranty, this beautifully presented three bedroom detached home offers contemporary living in a sought-after village location.

Upon entering, you are greeted by a welcoming hallway with stairs rising to the first floor and a convenient guest cloakroom. To the left, a bright and spacious living room enjoys dual-aspect windows, filling the space with natural light. To the right, the modern kitchen diner provides the perfect setting for family meals and entertaining, featuring patio doors that open out to the rear garden. The adjoining utility room offers additional storage and practicality, with access to a useful storage cupboard.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the property boasts a well-maintained rear garden with a combination of wall and fence boundaries, creating a private and secure outdoor space. To the side, there is a single garage and a private driveway providing parking for two vehicles.

This modern family home combines comfort, quality, and style-ideal for those seeking a move-in ready property within easy reach of Leamington Spa's local amenities and excellent schools.

Approach

Via pathway leading to the front door which leads into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first flooring, luxury vinyl flooring, a radiator and doors to guest cloakroom, kitchen and lounge.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, luxury vinyl flooring and a radiator.

Lounge

16' 9" x 9' 5" (5.11m x 2.87m)

Spacious, light and airy lounge consisting of a television point, a radiator and double glazed windows to front and side elevations.

Kitchen

16' 9" x 9' (5.11m x 2.74m)

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, whilst providing space for a dishwasher and space for a fridge/freezer. Having ceiling spotlights, double glazed windows to front and rear elevations and doors to the garden and the utility room.

Utility Room

4' 9" x 6' 6" (1.45m x 1.98m)

Fitted with base units with work surfaces over, with an integrated washing machine. Housing the gas central heating boiler and comprising a radiator and built-in storage cupboard.

First Floor

Landing

The stairs lead from the hallway. There is a radiator, a double glazed window rear elevation and doors leading to all bedrooms and the family bathroom.

Bedroom One

10' 4" max x 9' 9" max (3.15m max x 2.97m max)

Double bedroom benefitting from a radiator, double glazed windows to front and side elevation, access to the loft via hatch and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Bedroom Two

9' 5" max x 9' 1" min (2.87m max x 2.77m min)

Double bedroom having an airing cupboard, a radiator and a double glazed window to front elevation.

Bedroom Three

6' 8" x 8' 9" (2.03m x 2.67m)

With a radiator and a double glazed window to side elevation.

Bathroom

Modern three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, ceiling spotlights, a radiator and an extractor fan.

Outside

Rear Garden

Being mainly laid to lawn this private rear garden has been landscaped by the current owners having patio area, mature shrubs with wall and fence to the boarders, also benefitting from a gate which leads to the driveway and garage.

Parking

Having a private driveway in front of the garage for two cars and an EV charging point.

Garage

20' 5" x 10' 7" (6.22m x 3.23m)

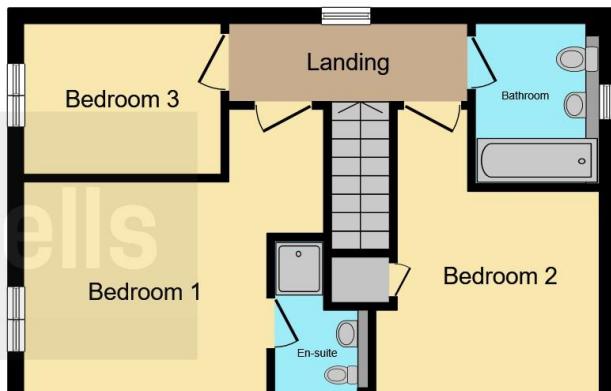
Having power, light, and up and over door and a pitched roof.







Ground Floor



First Floor

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.focalagent.com

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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