



Sutcliffe Drive, Harbury  
Two Bedroom Bungalow  
£349,950

A lovely two-bedroom bungalow, well presented to suit modern day living, in a desirable location in Harbury village. The property benefits from newly surfaced driveway with electric car charging point and indoors there is a comfortable living room with adjacent dining room, modernised kitchen, conservatory, two bedrooms, bathroom and established rear garden.

### **Entrance Hall**

With space for a cloak area, pendant light fitting and access to kitchen and living room.

### **Kitchen 10' 4" x 7' (3.14 x 2.2)**

With a selection of attractive cabinets with complementing worktops, stainless steel sink with drainer and mixer tap with window over on marbled effect tiled ledge. Integrated appliances include, full height fridge/freezer, eye level oven, dishwasher and washing machine. There is four-way lighting to ceiling, laminate wood effect flooring and a half-glazed door out to pathway leading to front of property and rear garden.

### **Living Room 21' 4" x 12' 3" (6.50 x 3.73) Max**

Providing a comfortable space for relaxation with a large south facing window bringing in plenty of natural daylight. There are blinds to window, two pendant light fittings, coving to ceiling, TV and telephone points. A archway links the living room with the dining room, and a doorway leads through to hall for access to bedrooms and bathroom.

### **Dining Room 14' 3" x 7' (4.34 x 2.13)**

Archway from sitting room continues through to dining room, where there is coving to ceiling, wall lighting, three lamp dinner ceiling downlight, TV point and French doors through to the conservatory.





### **Conservatory 9' 7" x 7' 3" (2.92 x 2.2)**

Part glazed with large openers and fully glazed door to rear garden.

### **Hallway**

Incorporating airing cupboard, access to loft, and pendant light fitting.

### **Bedroom One 13' 4" x 9' (4.1 x 2.8)**

Having Sharps fitted wardrobes, with a blend of hanging space, shelving and drawers. There is a pendant light fitting, TV point, coving to ceiling and outlook to rear garden.

### **Bedroom Two 10' 6" x 9' (3.2 x 2.8)**

With wooden fitted wardrobes, central light fitting, coving to ceiling, and outlook to rear garden.

### **Bathroom 6' 5" x 5' 6" (1.95 x 1.67)**

Having white bathroom suite with shower over bath, wash hand basin on vanity cupboard, and low level WC. The walls are tiled, with stone effect panels over bath. There is a mirrored wall cabinet, central light fitting, wood effect laminate flooring, heated towel rail, shaving point.

### **Outdoors**

On approach to the property a newly surfaced greets you with brick surround leading to the front door and gated access to the rear garden. There is an electric car charging point and the garage runs alongside the property.

### **Garage 16' 6" x 8' 2" (5.02 x 2.48)**

Having lighting and power.



## Rear Garden

A footpath from the front of the property runs alongside the bungalow through to the rear garden, where there is a raised flower bed and raised patio to conservatory. The garden is mainly laid to lawn with planted border with established rose bush and shrubs. The garden also benefits from an ample garden shed.

## Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa and only three miles to junction 12 of the M40, the village offers excellent facilities including two small supermarkets, milkshed, post office, doctors' surgery, library and cafe, beauty & nail salon, hairdresser, and chemist, along with a choice of public houses and a village club. The village hall is one of six community venues and offers various entertainment and events including the village show, local theatre performances and film viewings. There are over ten sporting clubs and over twenty community groups based in and around the village including rugby, tennis, football, cricket, scouts, guides, and amateur dramatics. The village has a primary school (with before and after school care), a pre-school and a day nursery.

Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. London can be easily reached from Harbury in ninety minutes with frequent trains from Rugby to Euston or Banbury to Marylebone. Regular direct services to Solihull, Birmingham, Manchester, Sheffield and York run from nearby Leamington Spa. Harbury is also well placed for a wide range of state, private and grammar schools.

All room measurements are for guidance only.

**Council Tax** – Band D

**EPC** – Band D

**Viewing** – Highly Recommended





- Excellent Village Location
- Newly Resurfaced Driveway
- Spacious Living Room
- Attractive Kitchen

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

es Road Harbury CV33 9JG [property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

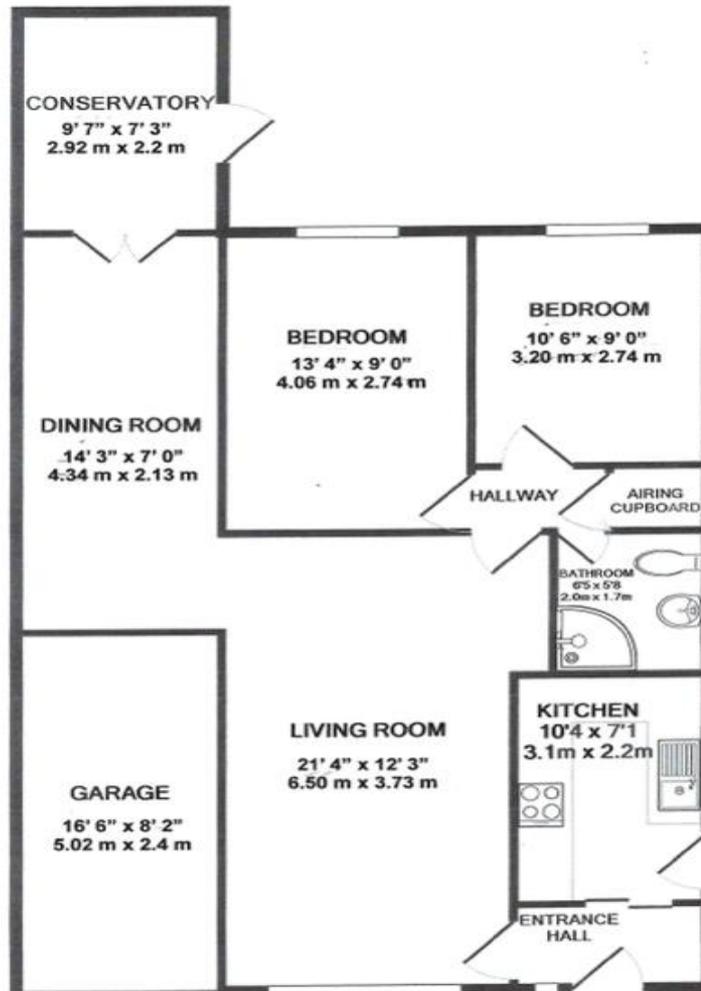
The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

- Garage with Lighting and Power
- Conservatory
- Established Rear Garden



“ TOTAL APPROX. FLOOR AREA 936 SQ.FT. (86.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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