



20 Brooklime Road

Warwick, CV34 0AA





































20 Brooklime Road

Built in 2024, this well-presented three-bedroom modern family home is situated in the popular residential development, The Asps, Warwick. The property offers well-proportioned accommodation arranged over three floors, together with off-road parking, garage and an enclosed rear garden.

Entrance Hall

A welcoming entrance hall featuring a part-glazed front entrance door, radiator, staircase rising to the first floor and access to the:

Living Room

A well-proportioned reception room providing a comfortable principal living space, with windows overlooking the front elevation.

Kitchen / Dining Room

A practical and well-equipped kitchen/dining area fitted with a range of wall and base units, complementary work surfaces, inset stainless steel sink with mixer tap and a range of integrated appliances. The dining area provides a useful space for family dining and entertaining, with access to the rear garden.

Cloakroom/WC

Fitted with a low-level WC and wash hand basin, together with useful space for a washing machine and tumble dryer and additional storage cupboard.

Landing

The first-floor landing provides access to two bedrooms, the family bathroom and a window to the front elevation.

Bedroom Two

A generous double bedroom benefiting from a window overlooking the front elevation and radiator.

Bedroom Three

A further well-proportioned double bedroom with window overlooking the rear elevation and radiator.

Principal Bedroom - Bedroom One

Situated on the top floor and featuring walk in wardrobe and en-suite shower room.

Family Bathroom

A modern family bathroom comprising separate bath and walk in shower, wash hand basin and low-level WC, together with complementary tiling.

Outside – Front

The property is approached via a paved pathway with an attractive front garden area and access to the entrance.

Parking / Garage

The property benefits from off-road parking for 3 cars, providing useful parking for residents and visitors, together with a single detached garage.

Rear Garden

The enclosed rear garden provides a pleasant outside space, with a combination of paved and lawned areas and established planting. The garden is enclosed by timber fencing, making it ideal for families and outdoor entertaining.

Location – Warwick

20 Brooklime Road is situated close to the main entrance of this popular modern residential area of Warwick, providing convenient access to the historic town centre and surrounding amenities.

Warwick is a highly regarded historic market town, famous for Warwick Castle, its attractive architecture and picturesque streets. The town offers a wide range of shops, restaurants, cafés, bars and leisure facilities, together with excellent local schooling.

Royal Leamington Spa is also within easy reach, offering its renowned Regency architecture, beautiful parks and gardens, independent and high-street shopping, restaurants and extensive leisure facilities.

For commuters, the property is well placed for access to the surrounding road network, with Warwick Parkway and Warwick railway stations providing regular rail services to Birmingham and London. The M40 is only a minute drive away, providing connections to Birmingham, Oxford and London.

Services

Mains water, gas, electricity, drainage and telephone.

Tenure – Freehold

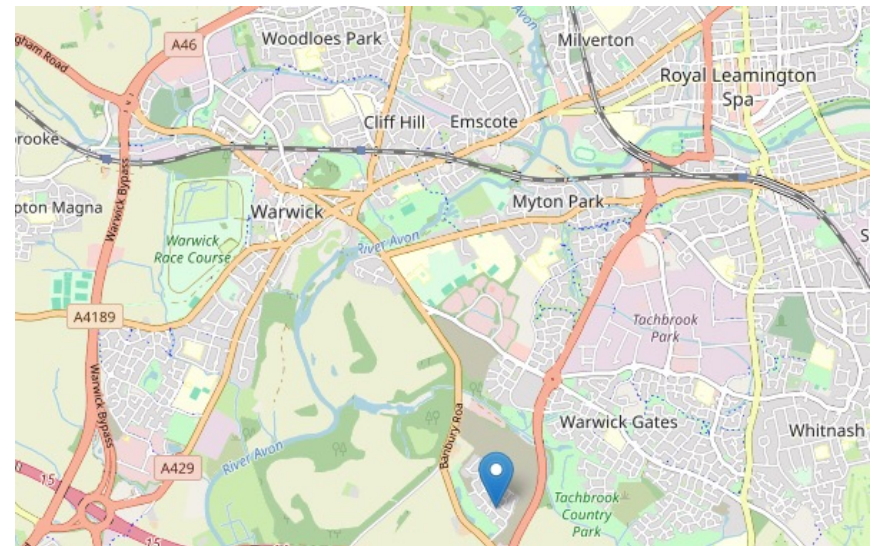
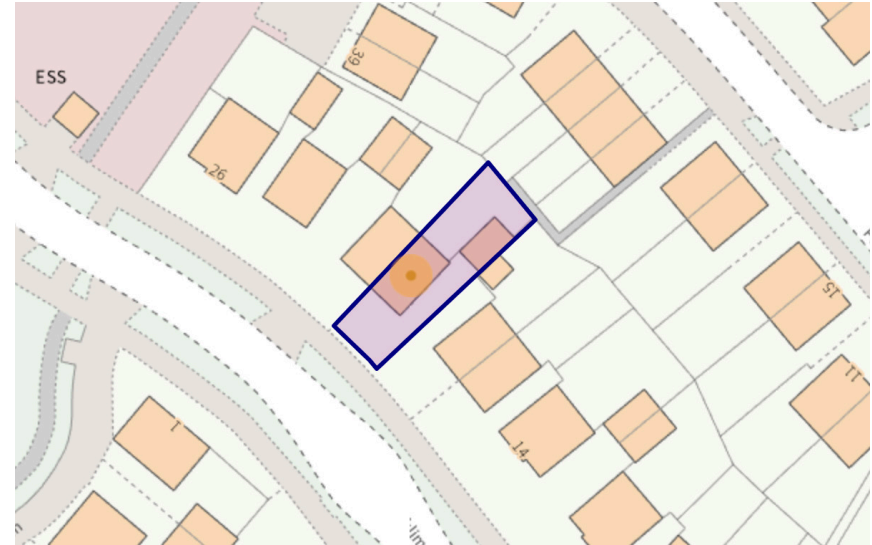
There is currently no estate management charge, and the development continues to be maintained by the developer until construction of the estate is complete

Local Authority - Warwick District Council.

Council Tax – Band E

Viewing Arrangements - Strictly via the vendors' sole agents Spa Estates

Website - spaestates.com







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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01926 754080
info@spaestates.com
spaestates.com
7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL