





PROPERTY DESCRIPTION

A well presented detached modern family home, offered for sale with NO CHAIN is a bright and spacious home in a popular development just a few miles from both Warwick and Leamington Spa town centres. In brief, the property comprises pretty front garden, entrance hallway, spacious living room, downstairs WC, open plan modern kitchen diner, master bedroom with en suite, two further good size bedrooms and family bathroom. The property benefits from driveway parking as well as a single garage to the side of the property and lawned rear garden.

Viewing is highly recommended to fully appreciate this modern home.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding. There is a Service charge for the upkeep of communal areas on the development which is charged at approximately £140 per year.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: B We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

KEY FEATURES

- FABULOUS MODERN FAMILY HOME WITH THREE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC
- MASTER BEDROOM WITH EN SUITE
- SINGLE GARAGE AND DRIVEWAY PARKING
- MAINLY LAID TO LAWN REAR GARDEN
- DRIVEWAY ELECTRIC CHARGING POINT
- NO CHAIN
- WELL PRESENTED THROUGHOUT





ROOM DESCRIPTIONS

APPROACH

The property is accessed via a pretty front garden to the canopy porch and front door, and benefits from a good size side driveway offering parking for two vehicles and offers an electric car charging point.

WELCOMING HALLWAY

With stairs rising to the first floor, lovely tiled flooring through to the kitchen, understairs storage cupboard and door to:-

DOWNSTAIRS WC

Fitted with a white suite comprising low level WC, wash hand basin, tiling to floor and window to front elevation.

LIVING ROOM

A well proportioned and bright living room with bay window to the front elevation. Doors opening into:-

MODERN KITCHEN DINER

With views over the rear garden, this spacious open plan kitchen diner is perfect for family entertaining as well as a well proportioned cooking area. Fitted with modern grey base and wall mounted units, one and a half bowl sink and drainer, integrated Indesit washing machine, Indesit dishwasher, Hotpoint electric oven and gas hob with tiling to splashbacks and extractor over, integrated fridge freezer, window to rear elevation and French doors leading out to the rear garden. The kitchen also houses the Potterton boiler.

LANDING

With useful linen store and loft access.

MASTER BEDROOM

Being 'L' shaped a having window to front elevation, fitted mirrored wardrobes and door to:-

EN SUITE

Fitted with a contemporary white suite comprising low flush WC, wash hand basin, shower cubicle with sliding door, window to front elevation, inset ceiling lighting, tiling to floor and splashback areas, full height tiling in the shower area, extractor fan.

BEDROOM TWO

This second double bedroom is to the rear of the property so has views of the rear garden.

BEDROOM THREE

A well proportioned single bedroom with window to the rear elevation.

FAMILY BATHROOM

Fitted with a modern white suite comprising, panelled bath with shower over, low flush WC, wash hand basin, tiling to floor and splashback areas, full height tiling in the shower area, inset ceiling lights,

SINGLE GARAGE

REAR GARDEN

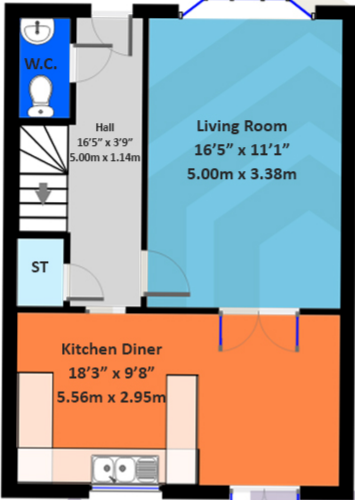
Being mainly laid to lawn with paved patio area and having the benefit of facing East for the morning sunshine.



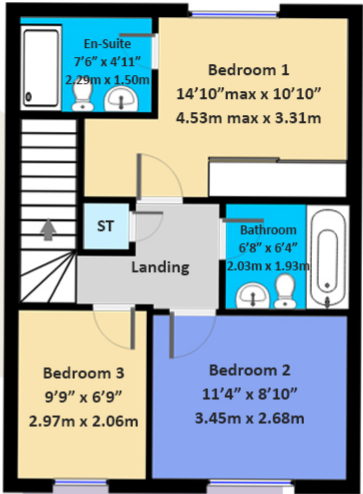


Total Area 90 square metres / 968 square feet

Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		