



JULIE PHILPOT
RESIDENTIAL



33 Waterton Way | Bishops Tachbrook | Leamington Spa | CV33 9UU

£410,000

A superb modern home having three double bedrooms, a delightful lounge with bay window and to the rear an open plan kitchen diner having direct access to the sunny rear garden plus a utility room and ground floor cloakroom. The property has been improved by the present seller to include Karndean flooring, replacement oak doors, professional interior redecoration throughout and garden landscaping to include a large timber decking area with seating. The property also benefits from driveway parking and a garage.

- Modern Detached Home
- Quiet Location
- Three Bedrooms
- Bathroom, En-Suite & Cloakroom



Property Description

DOOR TO

ENTRANCE HALL

With Karndean flooring, radiator, smoke detector and understairs storage cupboard.

LOUNGE

12' 11" x 12' 3" (3.94m x 3.73m)

With bay window, radiator and wall mounted tv aerial connection.

CLOAKROOM

With w.c, and wash basin.

OPEN PLAN KITCHEN/DINER

18' 1" x 9' 4" (5.51m x 2.84m)

A great open plan living space to the rear of the property also having direct access to the rear garden. in the kitchen area is an extensive range of cupboard and drawer units with matching range of wall cupboards and complementary worktops. Tall integrated fridge/freezer, integrated dishwasher, four ring gas hob with electric oven under and extractor hood over, Karndean flooring, door to utility room and in the dining area is space for dining table and chairs and French double opening doors to the rear garden.

UTILITY ROOM

With cupboard units and worktop to match kitchen, space and plumbing for washing machine and wall mounted gas boiler. Personal side entrance door.

FIRST FLOOR LANDING

Having built in storage cupboard.

MASTER BEDROOM

12' 11" x 10' 9" (3.94m x 3.28m)

With radiator, feature timber wall panelling, tv aerial connection and door to:

EN-SUITE

Having shower enclosure, wash basin and w.c. Complementary tiling.

DOUBLE BEDROOM TWO

9' 6" x 9' 6" (2.9m x 2.9m)

With radiator and rear garden view.

DOUBLE BEDROOM THREE

9' 6" x 8' 3" (2.9m x 2.51m)

This bedroom has been converted to a large dressing room for the present sellers. Radiator and rear garden views.

BATHROOM

Having panelled bath, w.c., and wash basin.

Complementary tiling.

OUTSIDE

GARAGE & PARKING

The property benefits from a driveway to the side with wiring for electric charge charging point and parking space. There is a single garage with up and over door, light, power and under eaves storage.

GARDENS

The front of the property has an area of lawn with ornamental shrubs and trees. A gate at the side leads to the attractive rear garden with a sunny aspect, paved patio and path which leads to the further timber decking seating area. There is also an area of lawn and side shrubbery border. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

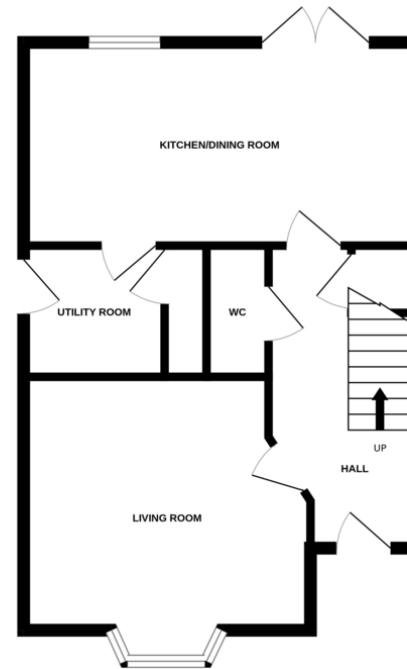
Contact Details

T: 01926 257540

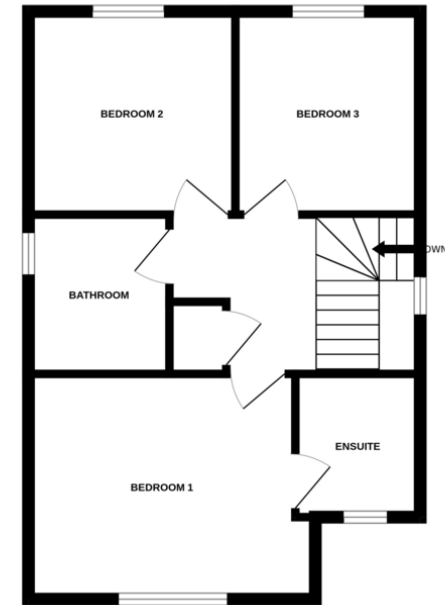
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

GROUND FLOOR



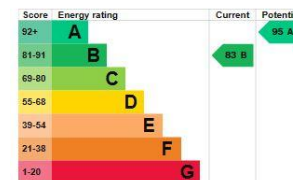
1ST FLOOR



Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements