



Connells

De Stretford Drive
Bishops Tachbrook Leamington Spa



Property Description

This beautifully presented modern detached family home, built in 2019, occupies a desirable corner plot position overlooking attractive green space, offering a wonderful setting for family living.

The property is entered via a welcoming entrance hallway with stairs rising to the first floor and a convenient downstairs guest cloakroom. To the left, the spacious lounge provides a comfortable living area and benefits from doors opening out to the rear garden, allowing plenty of natural light and creating an ideal space for relaxing or entertaining.

To the right of the hallway is a generous kitchen diner, perfectly suited to modern family life, with windows overlooking the green space to the front. The kitchen offers ample room for dining and entertaining and leads through to a separate utility room, which in turn provides access to the private driveway.

To the first floor, the property offers a large master bedroom complete with an en-suite shower room, along with two further well-proportioned bedrooms and a modern family bathroom.

Externally, the home continues to impress. There is a private driveway providing off-road parking, leading to a detached single garage. A side gate gives access to the landscaped rear garden, which is mainly laid to lawn and enclosed by wall boundaries, creating a

private and secure outdoor space ideal for families.

The property is offered to the market with no chain and is an excellent opportunity for buyers seeking a modern living.

Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor, a storage cupboard, Amtico flooring and doors off to the lounge, kitchen dining room and downstairs W/C.

Downstairs W/C

Fitted with a low level W/C, wash hand basin with tiling to the splashbacks, Amtico flooring and a radiator.

Lounge

19' 7" x 10' 5" (5.97m x 3.17m)

Spacious light and airy lounge consisting of Amtico flooring, a radiator, television point, a double glazed window to the front elevation and French doors leading out to the garden.

Kitchen Dining Room

11' 1" max x 19' 10" max (3.38m max x 6.05m max)

Spacious open plan kitchen dining room fitted with a range of wall and base units with complementary work surfaces over and upstand. incorporating a stainless steel sink drainer unit. Integrated appliances include a double eye level oven, gas hob and cooker hood over whilst providing space for a dishwasher and space for a fridge freezer. Housing the central heating boiler and



comprising two radiators, Amtico flooring and two double glazed windows to the side elevation and a double glazed window to the front elevation.

Utility

6' 6" x 4' 6" (1.98m x 1.37m)

Useful utility room fitted with wall and base units with complimentary work surfaces over and upstand. With an integrated washing machine, Amtico flooring, a radiator and a door to the rear.

First Floor Landing

With stairs led from the entrance hallway comprising a radiator, airing cupboard and doors off to the three double bedrooms and the family bathroom.

Master Bedroom

17' 7" to wardrobes x 9' 10" min (5.36m to wardrobes x 3.00m min)

Double bedroom having a radiator, double glazed windows to the front and side elevations and a door to the ensuite.

Ensuite

Modern ensuite being partly tiled and comprising a low level W/C, wash hand basin, double shower cubicle and radiator. Benefitting from Amtico flooring.

Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m)

Double bedroom with a radiator and a double glazed window to the side elevation.

Bedroom Three

9' 6" x 7' 9" (2.90m x 2.36m)

Having a built-in wardrobe, a radiator and double glazed windows to the side and front elevations.

Bathroom

Modern family bathroom being partly tiled with Amtico flooring and fitted with a three piece suite comprising a low level W/C, wash hand basin, bath with shower over, radiator and heated towel rail.

Outside

Garden

Beautifully landscaped walled garden being mainly laid to lawn with a patio area, mature plants and gated side access.

Garage

10' 6" x 18' 4" (3.20m x 5.59m)

Single garage with up and over door, power and light.

Driveway

Driveway parking for two cars.

Agent's Notes

Property built by Taylor Wimpey in 2019, with an energy rating B.

Seller's Comments

What I've loved most about living at this property is the sense of calm the location gives you. The corner plot position overlooking the green space was what first attracted me, it gives the home a bright, open feel and a real sense of privacy. The layout has worked beautifully day to day, with the lounge opening straight onto the garden, a practical utility room, and three genuinely good sized bedrooms. The area has a peaceful, friendly atmosphere, and it's been a genuinely enjoyable place to live.





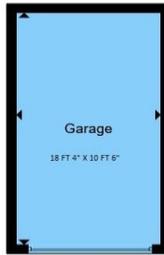




Ground Floor



First Floor



Garage

Total floor area 122.5 m² (1,319 sq.ft.) approx

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.propertybox.io



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EPC Rating: B Council Tax
Band: G

Tenure: Freehold

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