





**** HIGHLY DESIRABLE 2024 REDROW
 DESIGN LEAMINGTON LIFE STYLE ****
 THREE DOUBLE BEDROOMS ALL WITH EN
 SUITES AND MASTER WITH A DRESSING
 ROOM **** High specification and
 upgraded detached property offering
 an entrance hall, guest cloakroom,
 lounge with feature bay window, fitted
 living and dining kitchen with built in
 appliances and Quartz work surfaces.
 Three double bedrooms all with en
 suites, master will a dressing room and
 en suite with. bath and walk-in shower.
 Ample parking, single garage and a
 landscaped rear garden. Security alarm.
 INTERNAL VIEWING IS HIGHLY
 RECOMMENDED.



HALL

Entrance door into the hall, karndene flooring, radiator, storage cupboard and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and a feature port hole with fitted shutters.

LOUNGE

Upvc double glazed bay window to the front with fitted shutters and a radiator.

LIVING & DINING KITCHEN

Upgraded, high specification kitchen offering fitted wall mounted, base and drawer units with quartz work surfaces and a sink unit. Fitted gas hob with extractor, double electric oven, integrated dishwasher (brand new and not used) and integrated fridge freezer. upvc double glazed windows and double doors onto the garden with fitted blinds, two radiators and under stairs storage cupboard, Kardene flooring.

UTILITY ROOM

Matching units and quartz work surface, plumbing and space for a washing machine and space for a tumble dryer, radiator and door to the side.

FIRST FLOOR LANDING

Loft access, instal oft completed an area of 8.5m2 raised loft boarding with a warranty.

BEDROOM 1

Upvc double glazed bay with to the front with fitted shutters, radiator and doors to -

DRESSING ROOM

Space for wardrobes and drawers etc.



EN SUITE

Panel enclosed bath, walk in shower, low flush wc, wash hand basin, ladder sale radiator and upvc double glazed window with fitted water proof shutters.

BEDROOM 2

Upvc double glazed window with fitted shutters and a radiator.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, ladder style radiator and upvc double glazed window.







BEDROOM 3

Upvc double glazed window with fitted shutters and a radiator.

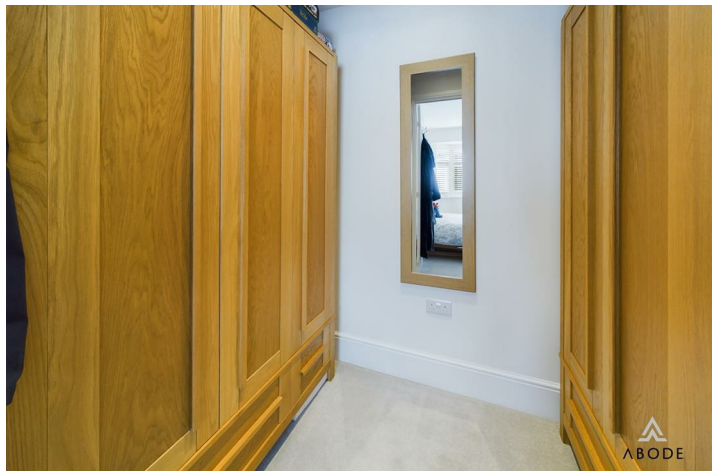
EN SUITE

Enclosed shower, low flush wc, wash hand basin, ladder style radiator and upvc double glazed window.

OUTSIDE

Long drive and turning area, single garage with up and over door, power and light. Side gated access to the enclosed rear garden offering an extended patio and lawn.

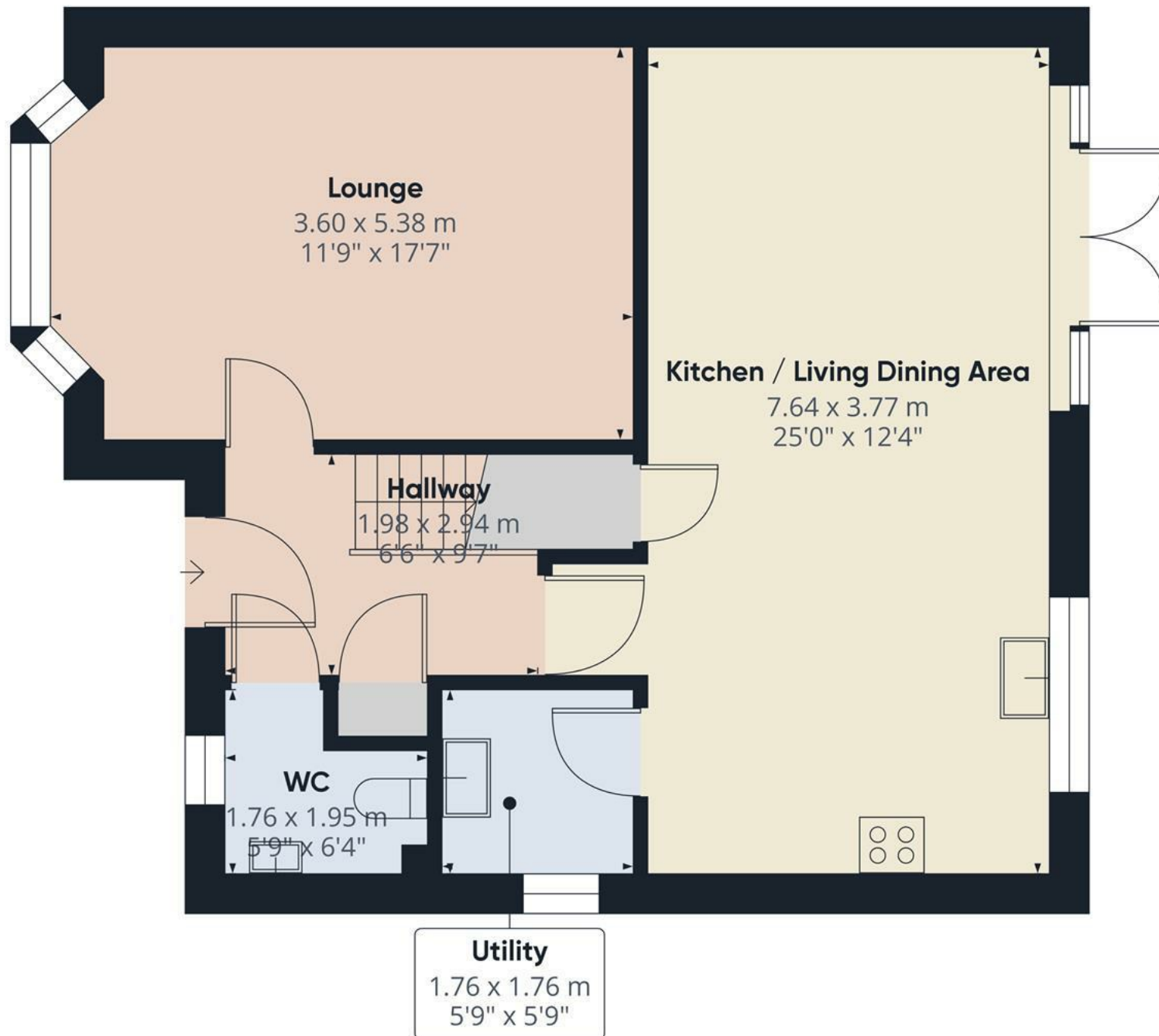












Floor 0

Approximate total area⁽¹⁾

62.27 m²

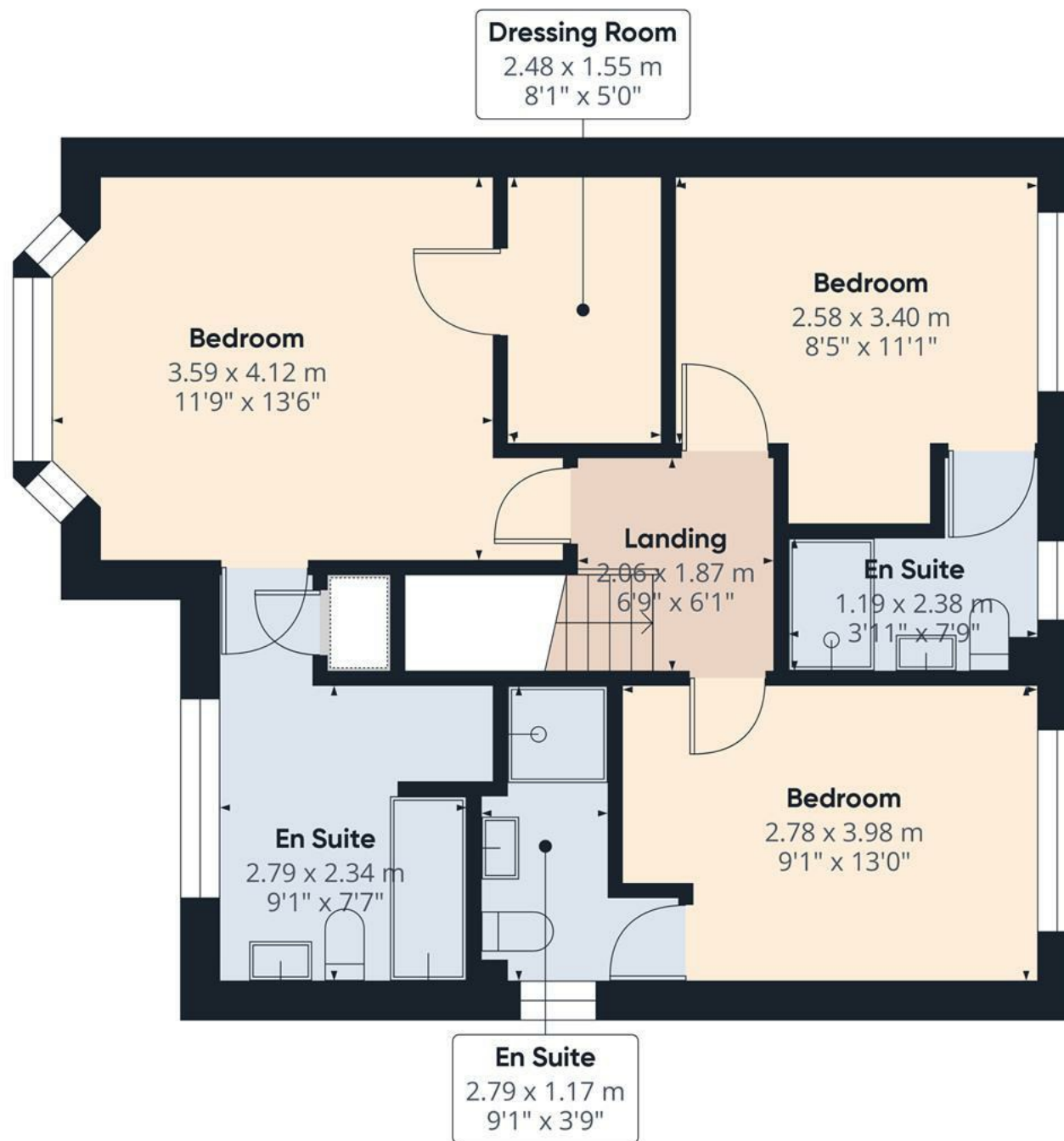
670.26 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾
57.36 m²
617.42 ft²

(1) Excluding balconies and terraces

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