

BLOXHAM WAY, LEAMINGTON SPA CV31 1WD



A SUPERB FIVE BEDROOM DETACHED FAMILY HOUSE WITH NO ONWARD CHAIN

- NO CHAIN
- FIVE BEDROOMS - TWO EN-SUITE
 - DOUBLE GARAGE
 - DRIVEWAY
 - GARDEN
- THREE RECEPTION ROOMS
 - UTILITY/CLOAKROOM
 - KITCHEN/DINER
 - BATHROOM
- VILLAGE LOCATION

5 BEDROOMS

PRICE GUIDE £750,000

Nestled in the charming village of Leamington Spa, Bloxham Way presents an exceptional opportunity to acquire a stunning detached family home that was originally the showhome. This impressive five-bedroom detached residence boasts a spacious layout, perfect for families or those seeking ample living space.

As you approach the property, you will be greeted by a large frontage, complemented by a double garage and a generous driveway, providing plenty of parking for residents and guests alike. Inside, the home features three well-appointed reception rooms, offering versatile spaces for relaxation, entertainment, or family gatherings. The kitchen/diner is a highlight, designed to be both functional and inviting, making it the ideal spot for culinary creations and shared meals.

The five bedrooms are thoughtfully arranged, with two of them benefiting from en-suite facilities, ensuring privacy and convenience for family members or visitors. This layout is particularly appealing for those who value comfort and personal space.

The location of this property is truly delightful, situated in a popular village that offers picturesque countryside walks, allowing residents to enjoy the natural beauty of the surrounding area. This combination of a well-designed home and a serene setting makes Bloxham Way a remarkable choice for anyone looking to settle in a peaceful yet vibrant community.

In summary, this family house is not just a residence; it is a lifestyle choice that offers both comfort and convenience in a beautiful village setting. Do not miss the chance to make this exceptional property your new home.

The property comes with NO ONWARD CHAIN!

Front

Spacious driveway, front garden and access to a double garage.

Entrance Hallway

Spacious and light hallway that provides access to all ground floor rooms including: lounge, kitchen, cloakroom/utility, snug and office.

Study 10'4" x 7'10" (3.15 x 2.39)

With a double glazed window to the front aspect, light point and a radiator

Family Room/Snug 13'9" x 9'10" (4.20 x 3.00)

With a double glazed window to the front elevation, light point and a radiator.

Living Room 19'6" x 14'3" (5.95 x 4.36)

With bi-fold doors to the rear elevation and leading into the garden. With two light points and radiators.

Kitchen/Diner 18'2" x 15'7" (5.55 x 4.75)

A modern Kitchen/Dining space with bi-fold doors leading to the back garden. There are spotlights to the ceiling, double glazed window to the side elevation, tiled flooring and two radiators. The kitchen benefits from integral appliances including a dishwasher, dual built in oven/grills and plenty of storage compartments. The dining aspect has space for a large dining room table and chairs and further light points to ceiling.

Cloakroom/Utility 10'4" x 5'8" (3.15 x 1.75)

With a double glazed window to the side elevation, low level WC, sink and radiator. There is also utility space with a worktop and space for white goods.

First Floor

Spacious first floor landing with access to five bedrooms and a bathroom. There is enough space for a desk and chairs and there is a double glazed window to the front elevation. There is loft access and built in storage cupboard.

Bedroom One

With a double glazed window to the rear aspect, light point and a radiator.

En-Suite

With a double glazed window to the side aspect, spotlights to ceiling, low level WC, sink and walk in shower.

Bedroom Two 12'11" x 10'8" (3.94 x 3.26)

With a double glazed window to the front aspect, light point to ceiling, radiator and access through to the En-Suite area.

En-Suite 5'0" x 4'6" (1.53 x 1.39)

With a heated towel rail, low level WC, spotlights to ceiling, sink and walk in shower.

Bedroom Three 10'8" x 9'10" (3.27 x 3.00)

Having a double glazed window to the rear aspect, light point and a radiator.

Bathroom 9'11" x 5'5" (3.04 x 1.66)

Benefiting from a separate walk in shower and bath (with a further shower attachment). A double glazed window to the side aspect, light point, heated towel rail, WC and sink.

Bedroom Four 10'0" x 9'9" (3.06 x 2.99)

With a double glazed window to the front aspect, light point and a radiator.

Bedroom Five 14'5" x 8'3" (4.40 x 2.53)

With a double glazed window to the rear aspect, light point and a radiator.

Garden

A family sized garden laid to lawn in the main, with an initial patio area with space for seating.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is G,

Tenure

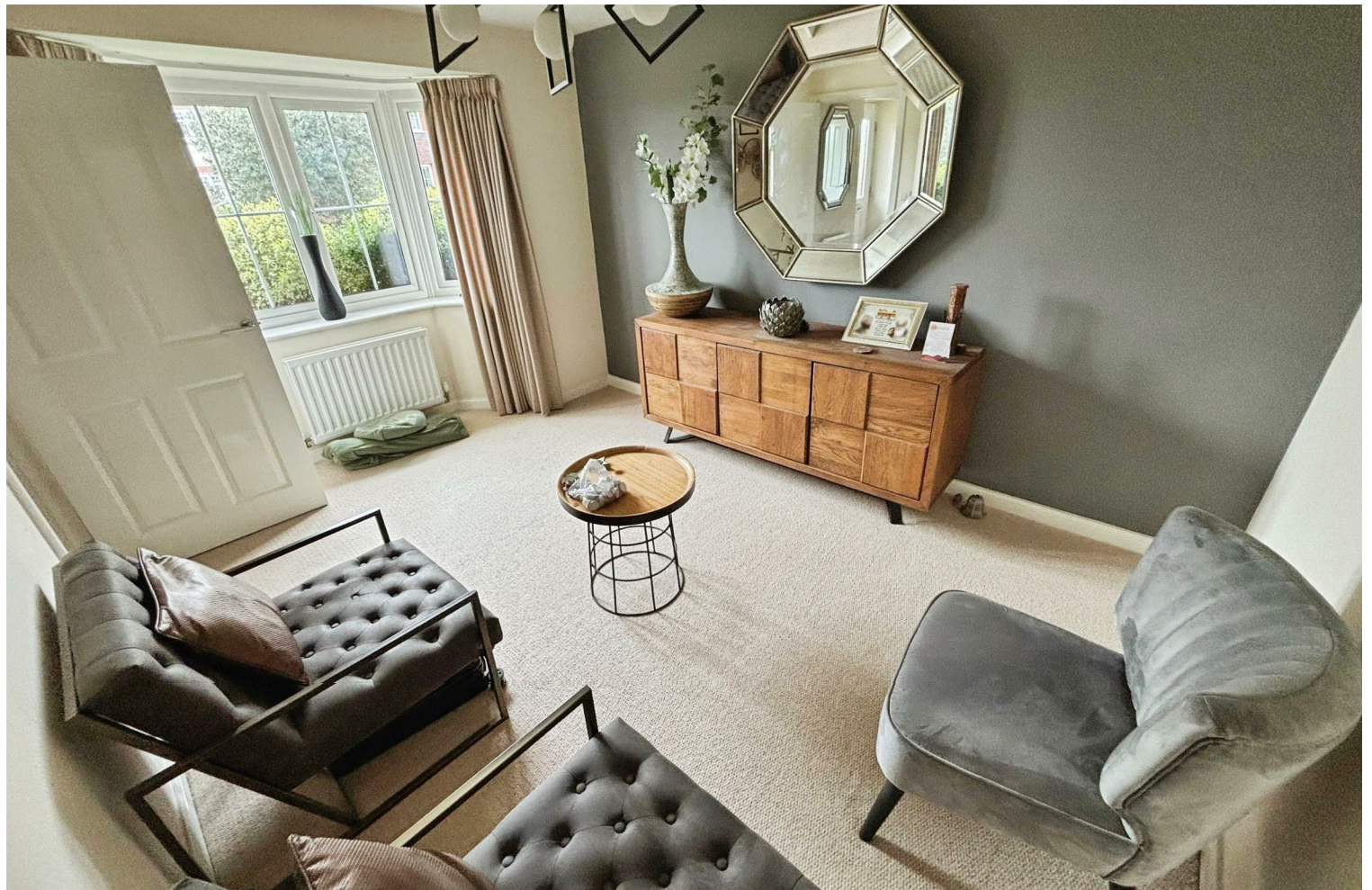
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



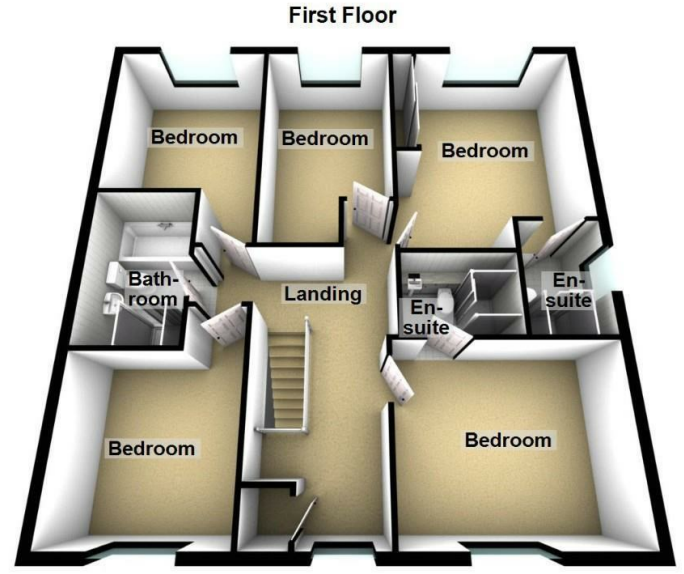
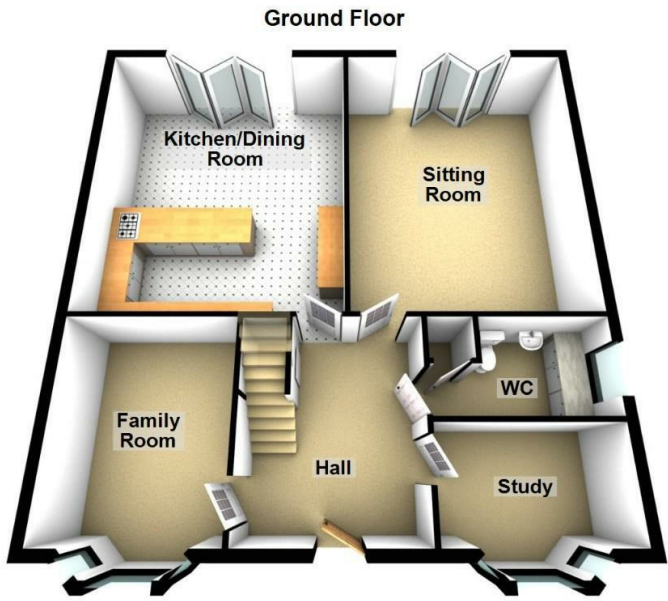












Total area: approx. 181.9 sq. metres (1958.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	93

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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