

14 Dunstall Crescent

Leamington Spa CV33 9UD

Guide Price £285,000

14 Dunstall Crescent

Bishops Tachbrook

Being tucked in the corner of a cul-de-sac and enjoying a plot that widens to the far boundary, this semi-detached house is of modern design and is offered for sale with the benefit of no onward chain. Offering two bedroomed accommodation, the house is considered ideal for first-time purchasers being situated within a popular village location and benefiting from gas fired central heating and UPVC double glazing. Notable features of the accommodation include a substantial double glazed conservatory that has been added to rear of the house, providing additional living space, whilst outside the block paved driveway to the front gives direct access to a detached brick-built garage.

Features

- Semi-Detached House
- Cul-de-Sac Corner Position
- Lounge/Dining Room
- Spacious Double Glazed Conservatory
- Kitchen
- Two Bedrooms
- Bathroom
- Block Paved Parking and Garage
- Good Width Rear Garden







LOCATION

Bishops Tachbrook is a popular and conveniently located village lying to the south of Leamington Spa and being well placed for access to both Leamington and neighbouring Warwick. Within the village itself there are a useful range of day-to-day facilities including a village primary school, village store and popular public house and eatery, The Leopard, there also being excellent local road links available, notably to the M40 motorway along with convenient access to the Jaguar Land Rover and Aston Martin installations at nearby Gaydon.

ON THE GROUND FLOOR

Replacement panelled style entrance door opening into:-

ENCLOSED PORCH ENTRANCE

With double glazed window, central heating radiator, tiled floor and inner door to:-

RECEPTION VESTIBULE

With staircase off ascending to the first floor and door to:-

LOUNGE/DINING ROOM

5.69m x 3.81m max / 2.46m min (18'8" x 12'6" max / 8'1" min)
With two central heating radiators, double glazed window to front elevation, access to kitchen and double glazed French style doors leading through to:-

CONSERVATORY

4.37m x 2.64m (14'4" x 8'8")
Forming an attractive addition to the rear of the property with UPVC double glazed windows and matching French style doors opening into the rear garden, two wall light points and contemporary style vertical radiator.

KITCHEN

2.87m x 2.13m (9'5" x 7'0")
Fitted with a range of modern oak effect units in a panelled style finish and comprising base cupboards with granite effect worktops over and tiled splashbacks, inset electric hob with filter hood over and fitted electric oven below, integrated slimline dishwasher, coordinating wall cabinets to two sides, stainless steel sink unit, space and plumbing for washing machine and dishwasher, UPVC double glazed window giving an aspect to the conservatory, central heating radiator, access to understairs storage cupboard suitable for housing an upright fridge freezer. The washing machine, dryer and fridge freezer are included in the sale. A UPVC double glazed door gives external access to the garden.

LANDING

With UPVC double glazed window to side elevation, access trap to the roof space with retractable loft ladder, central heating radiator and doors to:-

BEDROOM ONE (FRONT)

3.81m + recess x 2.72m (12'6" + recess x 8'11")
With recess suitable for use as wardrobe space, two built-in cupboards, one of which houses the Baxi gas fired boiler, two double glazed windows to front elevation and central heating radiator.

BEDROOM TWO (REAR)

2.92m max x 2.90m (9'7" max x 9'6")
With UPVC double glazed window and central heating radiator.

BATHROOM

With white fittings comprising low level WC with concealed cistern, inset wash hand basin with mixer tap and cupboard integrated below, panelled bath with centre mounted mixer tap, shower unit over, chrome towel warmer/radiator and obscure UPVC double glazed window.

OUTSIDE

FRONT

A block paved frontage provides useful off-road parking for at least two vehicles, as well as giving direct vehicular access to:-`

DETACHED GARAGE

Being of brick construction with up and over door fronting and side door to the rear garden.

REAR GARDEN

The rear garden is of a particularly good width, given that the plot widens to the far boundary. There is a block paved patio area immediately alongside the house, beyond which the garden is lawned with fenced boundaries.

DIRECTIONS

Postcode for sat-nav - CV33 9UD.



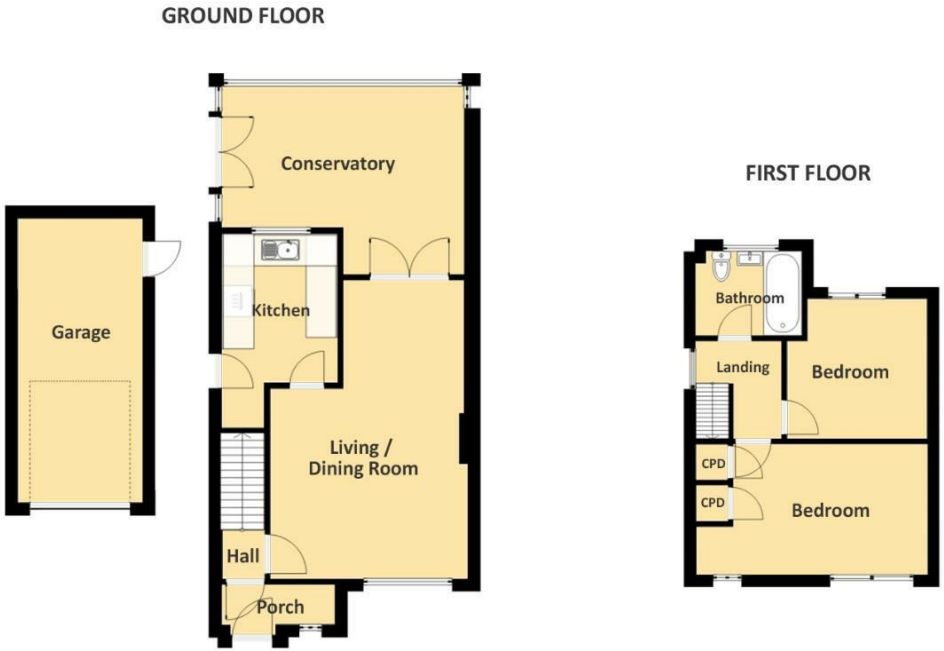






Floorplan

Internal Living Area 779sq ft / 72.26m2



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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

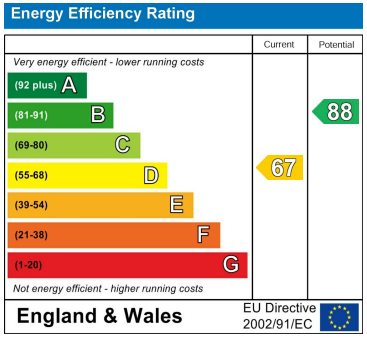
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council





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