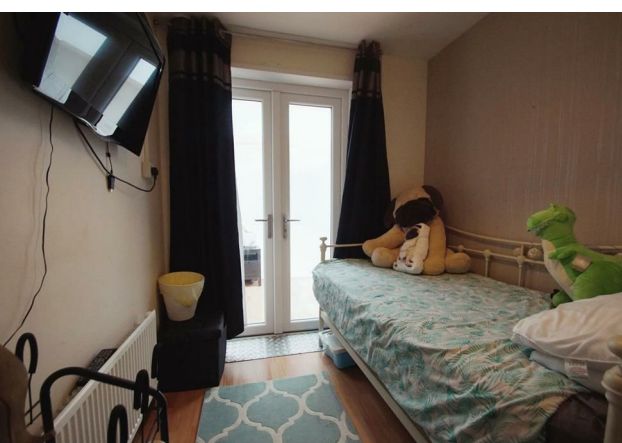
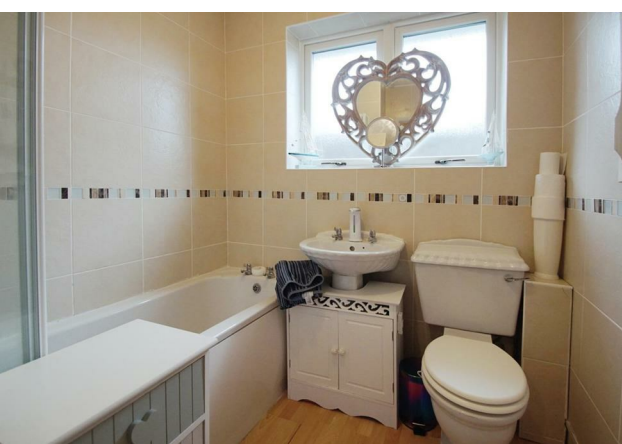
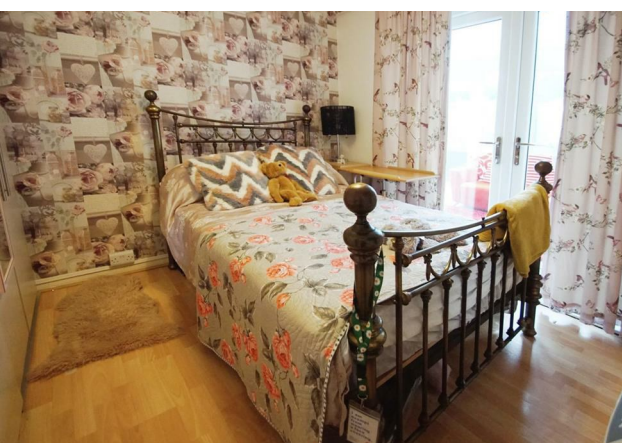




GIRVAN GROVE, CUBBINGTON

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SALES & LETTINGS





A detached bungalow, surrounded by similar properties, in a popular north-east Leamington Spa location. The property is entered into a family room, which wraps around the side and rear of the property, while allowing views and access to the rear garden. From here, turning right leads to an inner entrance hall, which provides access to the living room, breakfast kitchen, family bathroom and to the three bedrooms. The master bedroom benefits from an en-suite wet room and fitted wardrobes, whilst the second bedroom also benefits from fitted wardrobes. Outside, the property is setback behind a lawned fore garden and a driveway, which also leads to the front door. A side access on the right-hand boundary leads to a largely private, lawned rear garden.

To view the virtual tour & 3D model use -
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my.matterport.com/show/?m=x7f4WW59Pu4

Description

Family Room

Entered from the driveway, via a partially obscured double-glazed door, with an adjoining partially obscured double-glazed window. An archway leads into the inner hallway, whilst the family room continues down the left-hand side of the property, with a lantern roof over, passing French doors from bedroom three, a panel door to a cupboard, containing the gas meter, electric meter and fuse board, while the space then opens out at the rear, into a sitting area. This has a lantern roof, while double-glazed windows and two sets of double-glazed French doors, allow access and a view of the rear garden. A further set of French doors open from bedroom two. There are recessed spotlights to the ceiling.

Inner Hallway

With internal panel doors, radiating to the living room, breakfast kitchen, family bathroom, airing cupboard, bedrooms two and three, while a sliding panel door allows access to the master bedroom. There is an access hatch to the loft, two ceiling mounted light points and a panel radiator.

Living Room

A generously proportioned room, with a double-glazed window to the front aspect and double panel doors opening from the breakfast kitchen. The focal point of the room is a feature fireplace. There are two ceiling mounted light points and two panel radiators.

Breakfast Kitchen

Having been knocked through from what was formerly two rooms, there is a breakfast area in front of a double-glazed window to the front aspect, while there is a further double-glazed window and a double-glazed door to the side aspect. The kitchen has been fitted with a complimentary range of base and eye-level kitchen cabinets, finished in white high gloss. There is space for a wide range of kitchen appliances and a wall mounted Worcester boiler for the gas central heating and hot water. There are two ceiling mounted light points and a panelled radiator.

Bedroom One

Being a generously, proportioned double bedroom, with a sliding door, leading to the ensuite wet room. There is a wardrobe containing hanging space and shelving, positioned behind mirrored sliding doors. There is a ceiling light point and a panel radiator.

En-Suite Wet Room

With partially obscured double-glazed windows to both the side and rear aspects. The space has been refitted with accessibility in mind, there is a push-button operated flush WC, a wall mounted sink and a shower area, with wall mounted electric shower. The room is fully tiled, with an inset mosaic border. There is a ceiling light point and a panel radiator.

Bedroom Two

Being a double bedroom, with French doors opening into the family room. There is a fitted wardrobe, containing hanging space and shelving, a ceiling light point and a panel radiator.

Bedroom Three

Being a single bedroom, with French doors opening into the family room. There is a ceiling light point and a panel radiator.



Bathroom

With a partially obscured double-glazed window to the side aspect, whilst being fitted with a three-piece white bathroom suite. This comprises of a low-level flush WC, pedestal sink, and a panel bath, with a wall mounted electric shower over. The room is fully tiled, with an inset mosaic border. There is a ceiling mounted light point and a panel radiator.

Outside Front

The property is separated from the pavement behind a dwarf wall, a block paved driveway runs up the left-hand boundary, this offer is off-street parking and then access to the front door. The fall garden is arranged around a central garden lawn, while a stepping stone path leads to the side access, on the right-hand boundary.

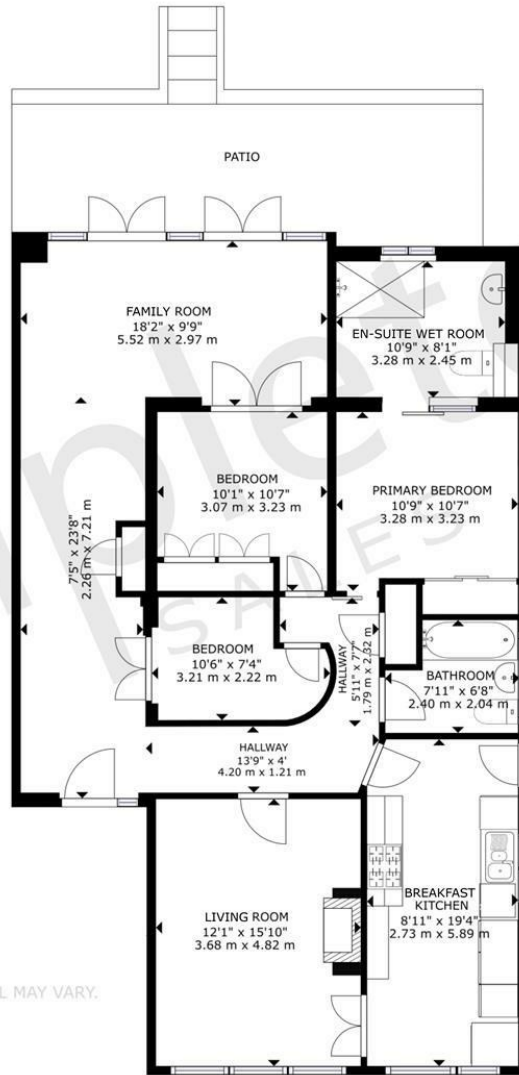
Rear Garden

The rear garden is arranged around a central garden lawn, surrounded by coniferous, hedging on the right-hand and rear boundaries, the left-hand boundary is a timber fence. Adjacent to the rear of the property there is a generously area of patio. Steps lead up from here onto the garden lawn, which is held back by a retaining dwarf wall. The patio also meets the side access on the right-hand boundary. At the foot of the garden there is a metal garden shed.

Location

Situated in Cubbington on the outskirts of North/East Leamington Spa. Leamington is well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. With a variety of local amenities, doctors, dentist, parks and good local schools like Telford & North Leamington School and private school catchments. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres





GROSS INTERNAL AREA
FLOOR 1: 1292 sq ft, 120 m²
TOTAL: 1292 sq ft, 120 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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