

**ehB**  
RESIDENTIAL

Your Property - Our Business



10, Alderman Way, Weston Under Wetherley, Leamington Spa

Price Guide £695,000





An exceptionally well presented modern detached family residence of attractive style providing spacious superbly appointed open-plan kitchen/dining area, four bedroom and two bathroom accommodation which has been maintained to a quite exceptional standard in this well regarded village location. NO CHAIN.

#### [Alderman Way, Weston under Wetherley](#)

Forms part of the development originally constructed by JS Bloor in the late 1990 's within the village of Weston under Wetherley combining a pleasant rural setting with the convenience of being close to Leamington Spa town centre, and also convenient for a number of work centres including Warwick, Coventry, Southam and Rugby. There are good facilities and amenities available within nearby Cubbington including shops, schools and a variety of recreational facilities. Since its construction this particular

development has consistently proved to be very popular.

EHB Residential are pleased to offer 10 Alderman Way which is an opportunity to acquire an exceptionally well presented and much improved detached family residence of attractive style originally constructed in 1997 for the present owners' occupation. Having subsequently been altered and upgraded to incorporate a number of impressive features, a superbly refitted bespoke open-plan living kitchen, beautifully landscaped gardens being particularly noteworthy. The property provides four bedroom accommodation, the master bedroom featuring a refitted en-suite facility and built-in wardrobes and occupies a pleasant position within the development, which includes ample off road car parking and garage.

The property is offered to effectively show room standards and only internal inspection can justify our very highest recommendation.

In detail the accommodation comprises:-

#### [Ground Floor](#)

##### [Open Porch](#)

With timber and glazed panel entrance door and side panels leading to the...

##### [Reception Hall](#)

With porcelain tiled floor, radiator, staircase off with balustrade, coving to ceiling, downlighters.

##### [Refitted Cloakroom / WC](#)

Floor to ceiling tiled walls with porcelain tiled floor flowing in from the







reception hall, with a vanity unit incorporating wash hand basin with mixer tap, mirrored recess over with downlighters, low flush WC with concealed cistern, chrome heated towel rail.

#### Through Lounge

20'3" x 11'9" (6.17m x 3.58m)

With period style fireplace with marble inset and hearth, gas real flame effect fire and connection, coving to ceiling, wall light points, bay window with plantation shutters, two radiators, TV points and twin glazed panel connecting doors that lead to the superbly fitted and altered open-plan living kitchen.

#### Living Kitchen

31'5" x 17'5" max (9.60m x 5.33m max)

Featuring 18'6" sliding patio doors overlooking the garden, underfloor heating with porcelain tiled floor and bespoke (Tom Howley of

Leamington Spa) fitted kitchen comprising extensive range of attractive base cupboards and drawer units with polished chrome door furniture, Quartz work surfaces and splashbacks, inset one and a half bowl sink unit with (Quooker) mixer tap, built-in Miele appliances comprising oven, combination microwave oven, dishwasher, 45 bottle wine fridge and five ring gas hob unit with inset extractor hood over, matching island unit incorporating further base cupboards and drawer units and attached circular oak timber breakfast bar feature, bespoke two double fronted pantry units with integrated Quartz shelving and automatic lighting, fridge recess incorporating Fisher and Paykel American style fridge and freezer, TV recess, Bluetooth music speakers recessed into the ceiling, custom made bookcase, concealed pelmet lighting and range of glazed panel high level cupboards and understairs cupboard.

#### Utility Cupboard

Refitted with Quartz work surfaces, appliance space, plumbing for automatic washing machine, high level cupboards and automatic lighting.

#### Stairs and Landing

With turned balustrade, airing cupboard with insulated cylinder and immersion heater, access to roof space.

#### Bedroom

16'0" max x 12'0" (4.88m max x 3.66m)

With radiator, twin double built-in wardrobes, hanging rail, shelves.

#### En-Suite Refitted Shower Room / WC

10'6" x 5'3" (3.20m x 1.60m)

With attractive Amtico tiled floor and shower cubicle with electric shower unit, custom made vanity unit incorporating wash hand basin, low flush WC with concealed cistern, downlighters.







#### Bedroom

11'9" x 9'9" (3.58m x 2.97m)

With two double built-in wardrobes, hanging rail, shelves, radiator, panelled effect wall feature.

#### Bedroom

6'10" x 8'6" (2.08m x 2.59m)

With radiator, customer made built in desk with drawer and a book case.

#### Bedroom

11'6" x 10'3" (3.51m x 3.12m)

With radiator, built-in cupboard.

#### Family Bathroom / WC

10'9" x 6' (3.28m x 1.83m)

With custom built vanity unit incorporating wash hand basin, low

flush WC with concealed cistern, panelled bath with electric shower over, tiled floor, tiled splashback to shower area, radiator, downlighters and extractor.

#### Outside (Front)

To the front of the property is a twin tarmac drive / car parking facility leading to the garage.

#### Garage

14'3" x 8'2" (4.34m x 2.49m)

With an up-and-over door, electric ,light, power point, gas fired central heating boiler and programmer, base cupboard and drawer unit with stainless steel sink, high level cupboards.

#### Outside (Rear)

To the rear of the property is a beautifully landscaped secluded garden with pedestrian side access leading to paved patio, a shaped

lawn flanked by raised contemporary style flower beds being very well stocked with established trees, mediterranean and architectural style planting, with inset decked sun terrace and paved sitting / BBQ area, with level access from the kitchen dining area, well screened by close boarded fencing, water feature and extensive outside lighting throughout the garden.

#### Rights of Way & Covenants

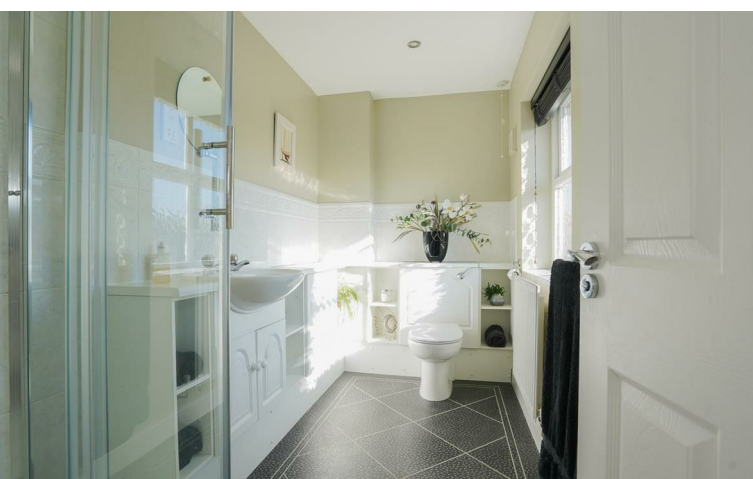
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.







#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

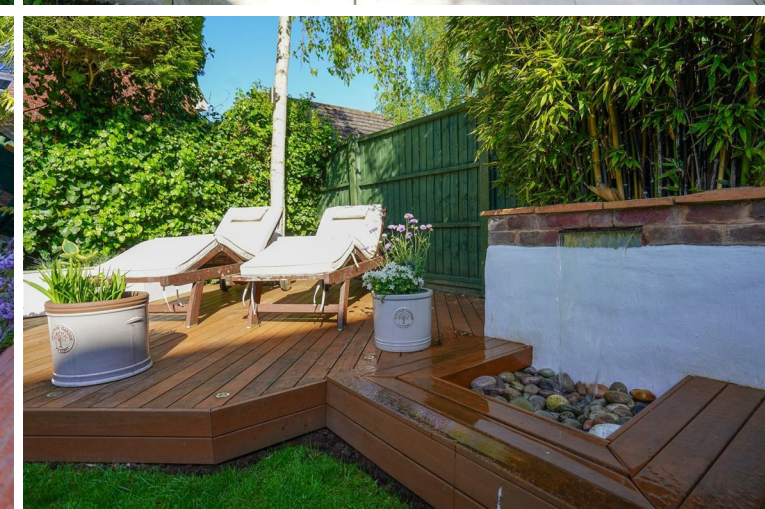
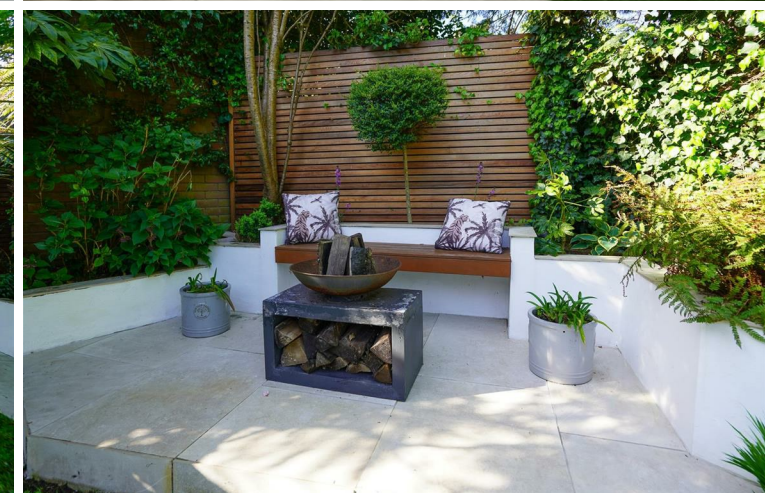
Council Tax Band F.

#### Location

10 Alderman Way  
Weston under Wetherley  
Leamington Spa  
CV33 9GB













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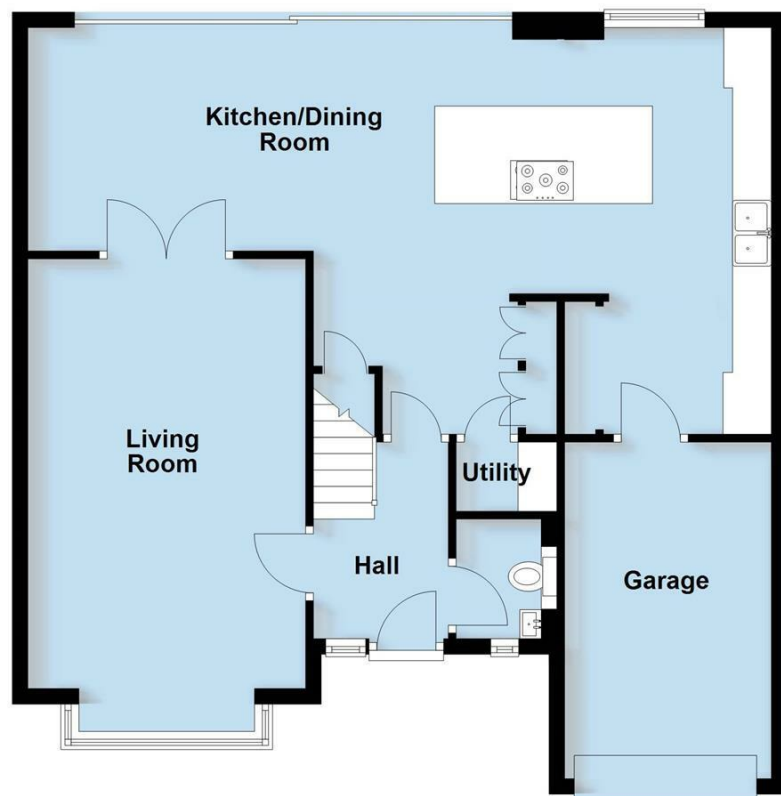
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

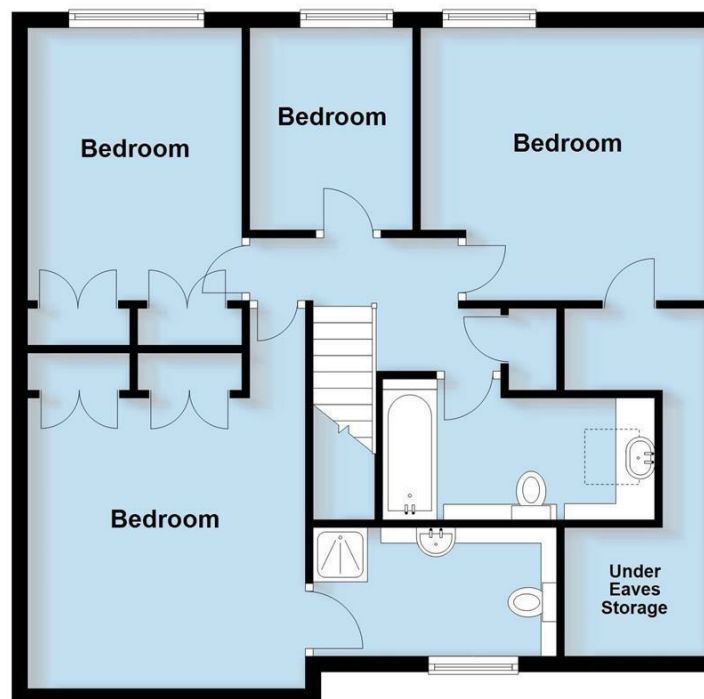
## Ground Floor

Approx. 92.7 sq. metres (997.6 sq. feet)



## First Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



Total area: approx. 158.2 sq. metres (1702.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact