







A much improved and extended 1970's built detached family residence providing superbly appointed five bedroomed and two bathroomed accommodation including an impressive open plan living/kitchen arrangement with an exceptionally high level of appointment, in this well regarded village location.

#### Home Close

Is a popular and established residential location situated on the periphery of the popular village of Bubbenhall. The village contains a limited range of facilities however excellent facilities and amenities are available within easy reach and the village is convenient for a number of work centres including Leamington

Spa, Coventry, Warwick and Rugby. The village is ideally sited for easy access to the motorway network and in general has proved very popular.

#### The Property

Is a much improved and substantially extended detached family residence occupying a particularly pleasant set back position within Home Close, close to open fields. The property is superbly appointed family sized accommodation which includes gas fired central heating, sealed unit double glazing and features an integrated programmable sound and mood lighting system. The property also features an impressive open plan living/kitchen arrangement and a double garage, ample additional parking and

pleasant recently landscaped garden with oak framed covered area of note. The agents consider internal inspection of this exceptional property to be essential for the level of appointment, situation and general standard of presentation to be fully appreciated.

#### Reception Hall

With doors leading to the living room and office, stairs rising to the first floor, Limestone tiled flooring and under floor heating, with solid oak panelled doors leading off.

#### Lounge

12'8" x 11'11" (3.86m x 3.63m)

With feature fireplace with quarry tiled hearth and slate tiling, timber





lintel and log burner, solid oak flooring, under floor heating, down lighting, doors leading to...

#### Extended Refitted Open Plan Dining Kitchen

24'9" x 16'10" (7.54m x 5.13m)

L-shaped incorporating dining area with an extensive range of base level cupboard and drawer units with complementary work surfaces, tiled splash backs, matching range of high level cupboards and peninsular unit incorporating integrated breakfast bar, inset one and a half bowl sink unit with mixer tap, integrated Bosch and Neff appliances including induction hob, double oven, dishwasher, fridge/freezer recess, Limestone tiled flooring, under floor heating, down lighters, windows to two aspects including

patio doors to rear garden, down lighters and programmable skirting and mood lighting and doors leading to the utility room and down stairs cloakroom.

#### Cloakroom/WC

Refitted with contemporary style suite including low flush WC with concealed cistern, wall hung wash hand basin with pedestal mixer tap, Limestone tiled floor, spot lights.

#### Utility Room

8'8" x 9'5" (2.64m x 2.87m)

Fitted with base level units, worktop space, three quarter height unit, integrated washing machine, Limestone tiled flooring, under floor heating and spot lighting. Doors leading to the office.

#### Office/Study

8'8" x 9' (2.64m x 2.74m)

With window to front, solid oak flooring with under floor heating and spot lighting.

#### First Floor Landing

With airing cupboard including lagged cylinder, access to roof space, down lighters. Doors leading to all five bedrooms and bathroom.

#### Master Bedroom

8'6" x 13'8" (2.59m x 4.17m)

With windows to rear, radiator, spot lights, leading to...







#### En-Suite Tiled Wet Room

With contemporary style suite including walk in shower area with integrated shower unit, low flush WC, vanity unit incorporating wash hand basin with mixer tap, tiled floor with under floor heating, heated towel rail, down lighters.

#### Bedroom Two

9'3" x 12'9" (2.82m x 3.89m)

With window to front, built in wardrobe with sliding mirrored doors, hanging rail and shelf, spot lights and radiator.

#### Bedroom Three

9'4" x 10'8" (2.84m x 3.25m)

Fitted with a built in wardrobe with sliding mirrored doors, hanging rail and shelf, window to rear, radiator and spot lighting.

#### Bedroom Four

8'7" x 11'4" (2.62m x 3.45m)

With window to front and radiator.

#### Bedroom Five

6'5" x 9'8" (1.96m x 2.95m)

With windows to front, radiator and spot lights.

#### Family Bathroom/WC

With three piece white suite with panelled bath and tiled surrounds, integrated shower unit over and screen, low flush WC, vanity unit incorporating wash hand basin, heated towel rail, part tiled walls, down lighters and tiled floor.

#### Outside

The property is set back from Home Close with tarmac drive providing parking for several vehicles, flanked and screened by established foliage and leading to the adjoining garage. Pedestrian side access leads to the pleasant recently landscaped private rear garden with particularly pleasant covered patio area being oak framed and terracotta tiled with shaped lawn, inset flower beds and kitchen garden area, extensive white gravel patio bounded by close boarded fencing with summer house and useful enclosed area immediately to the rear of the garage.

#### Double Garage

With twin electric roller doors, electric light, power point and double doors to the rear garden.







#### Tenure

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

#### Services

All mains services understood to be connected including electric car charging point. 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 and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Location

The property can be approached by proceeding east out of

Leamington Spa via the A445 Leicester Lane. On reaching the village of Bubbenhall, take the left hand turn at Pitt Hill, following onto Spring Hill and taking the right hand turn into Lower End. Turn right into Coopers Walk and left into Home Close, the property will be found on the left hand side, identified by an agents for sale board.

#### 33 Home Close

Bubbenhall  
Warwickshire  
CV8 3JD



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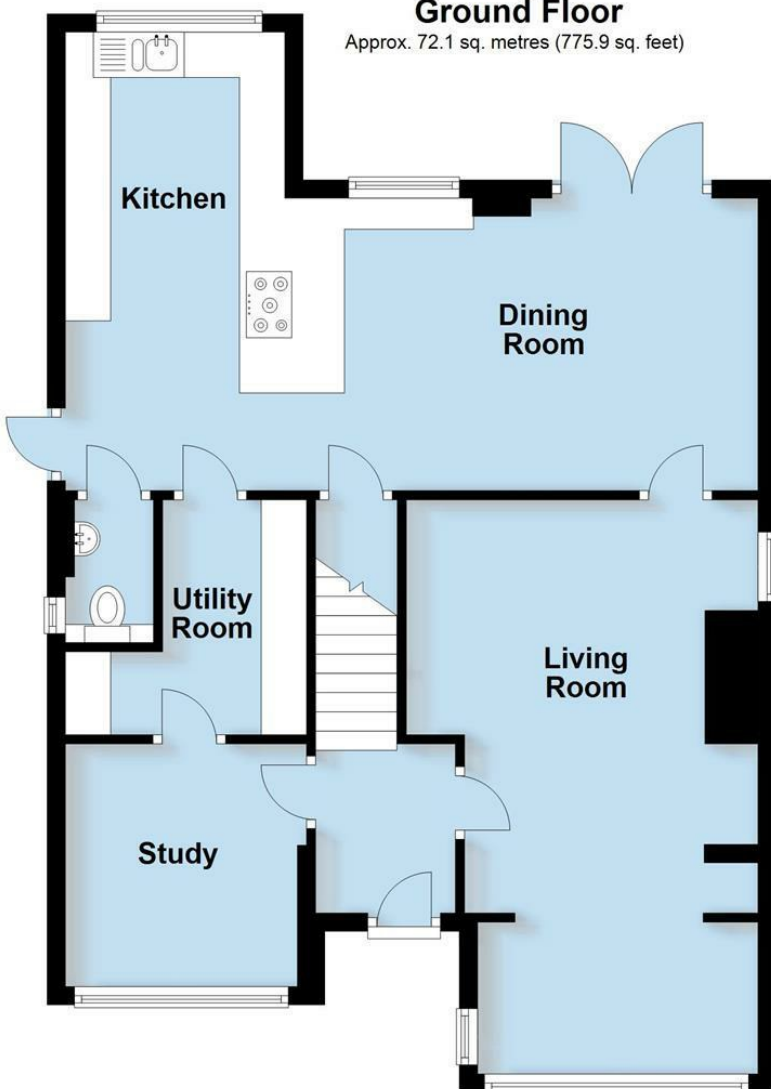
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

## Ground Floor

Approx. 72.1 sq. metres (775.9 sq. feet)



## First Floor

Approx. 64.8 sq. metres (697.0 sq. feet)



Total area: approx. 136.8 sq. metres (1472.9 sq. feet)