







This modern detached house on Claypitts Boulevard offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families and professionals seeking a bright and spacious home.

The inviting reception room provides a warm welcome, perfect for relaxation or entertaining guests.

Newly fitted carpets throughout enhance the contemporary feel of the property.

For those with vehicles, the property includes parking for one car, plus on street parking for additional vehicles along with a garage located at the rear, providing additional storage or parking options. The garden space offers a pleasant outdoor area with both paved and lawned areas.

This property is available for immediate occupancy, and pets will be considered, making it a flexible option for those with furry companions.

#### Living Room

13'1" x 12'7" (4.00 x 3.83)

#### Kitchen / Dining Room

10'7" x 17'11" (3.23 x 5.45)

#### Utility Room

5'4" x 6'3" (1.63 x 1.91)



### Master Bedroom

11'4" x 11'2" (3.46 x 3.41)

### En-Suite

6'5" x 4'9" (1.95 x 1.45)

### Bedroom 2

7'9" x 7'11" (2.37 x 2.42)

### Bedroom 3

7'10" x 9'10" (2.39 x 3.00)

### Main Bathroom

6'1" x 6'9" (1.85 x 2.05)

### Rear Garden

Enclosed with side access to the front, and door into the rear garage.

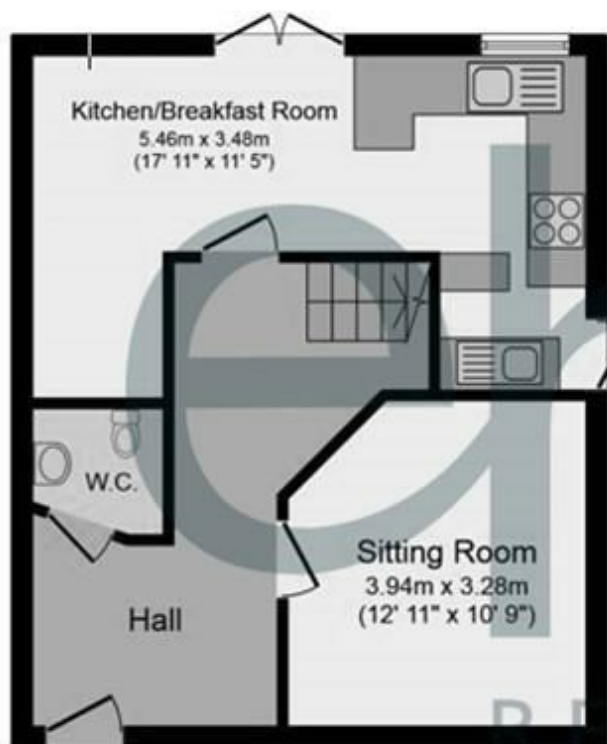
### Garage

Single garage to the rear with power.

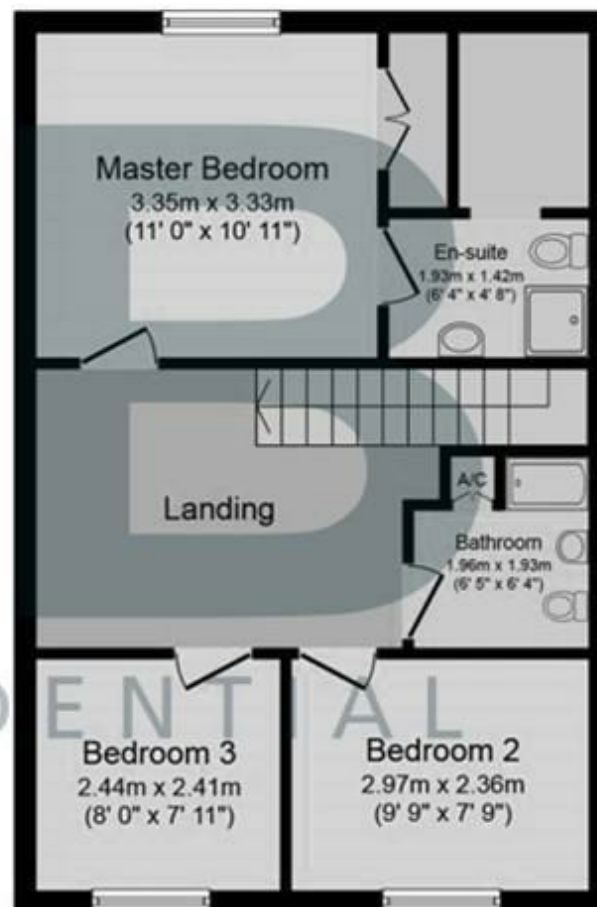


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**Ground Floor**



**First Floor**

Total floor area 87.1 sq. m. (938 sq. ft.) approx

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>72</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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