

## SUTCLIFFE DRIVE, LEAMINGTON SPA CV33 9LT



### A THREE BEDROOM DETACHED BUNGALOW WITHIN THE SOUGHT AFTER VILLAGE OF HARBURY

- DETACHED DORMER BUNGALOW
  - THREE BEDROOMS
    - DRIVEWAY
    - GARAGE
    - GARDEN
  - OPEN PLAN LOUNGE/DINING
    - KITCHEN
  - FURTHER RECEPTION ROOM
- BATHROOM AND EN-SUITE BEDROOM
  - BEAUTIFULLY PRESENTED

**3 BEDROOMS**

**OFFERS IN EXCESS OF £350,000**

Nestled in the tranquil village of Harbury, Leamington Spa, this beautifully presented detached chalet bungalow offers a perfect blend of comfort and modern living. Originally designed as a four-bedroom home, it has been thoughtfully reconfigured to provide three spacious bedrooms, allowing for generous living space and flexibility to suit your needs.

The property boasts a bright and contemporary interior, filled with natural light that enhances its welcoming atmosphere. Each room is designed with a focus on both style and functionality, making it an ideal setting for family life or entertaining guests. The open layout creates a seamless flow throughout the home, ensuring that every corner is both inviting and practical.

Outside, the bungalow is complemented by a well-maintained garden, perfect for enjoying the peaceful surroundings. The driveway provides ample parking space, while the garage offers additional storage or the potential for a workshop.

Situated in a quiet and desirable area, this property is not only a serene retreat but also conveniently located near local amenities and transport links. Harbury is known for its community spirit and picturesque scenery, making it a wonderful place to call home.

This charming bungalow is a rare find and presents an excellent opportunity for those seeking a comfortable and stylish residence in a sought-after village location.

### Front

The property has a driveway for two cars, front garden, garage and side pathway leading to the front door.

### Enrance Hallway 16'2" x 11'5" (4.93 x 3.50)

Spacious and inviting entrance which has a light point and a radiator. To the right is the breakfast kitchen, snug and bathroom, the left allows access to the living/dining areas and first floor stairs.

### Open Plan Living/Dining 21'5" x 14'11" (6.55 x 4.55)

This is a delightful open plan living dining space, which has a bay fronted double glazed window to the front aspect. There are wall lights in both sections, radiators and an electric fire place. There is a further double glazed window to the side aspect and a spacious under stairs storage cupboard.

### Kitchen 13'6" x 8'9" (4.12 x 2.69)

Benefiting from dual aspect double glazed windows to the front and side elevaion and spotlights to ceiling. The kitchen has integrated appliances, including fridge/freezer, dishwasher and oven. The kitchen worktop has plenty of cupboard space above and below.

### Snug 13'7" x 10'2" (4.16 x 3.10)

Orginally the 4th bedroom but now used as a 2nd recpetion room/snug. There is a double glazed window to the rear aspect, light point to ceiling and a radiator.

### Bedroom Two 12'0" x 10'3" (3.67 x 3.14)

Having a double glazed window to the side aspect, light point to ceiling and a radiator.

### Bathroom 6'6",314'11" x 5'7" (2,96 x 1.72)

With a double glazed window to the side aspect, light point to ceiling, radiator, sink, WC and walk in electric shower.

### First Floor

The first floor provides access to two further bedrooms, one with an En-Suite. The first floor landing area has a large VELUX window and a superb amount of storage space in the eaves, running along the entire side of the property.

**Bedroom One 11'10" x 10'4" (3.62 x 3.17)**

The main En-Suite bedroom has a VELUX window, two wall lights and spotlights to ceiling,, radiator and a storage cupboard as well as access through to the En-Suite.

**En-Suite 10'1" x 4'8" (3.09 x 1.43)**

With a bath and shower attachment, storage cupboard, VELUX window, radiator, light point to ceiling, sink and WC.

**Bedroom Three 9'10" x 5'8" (3.02 x 1.73)**

The smaller of the original four bedrooms but perfect for an office, nursery or single bedroom.

**Garden**

A well presented garden that is mainly laid to lawn but has an initial patio area with space for table and chairs, access from both sides of the property. To the rear of the slightly elevated garden is space for a shed and further seating areas.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is D.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123

















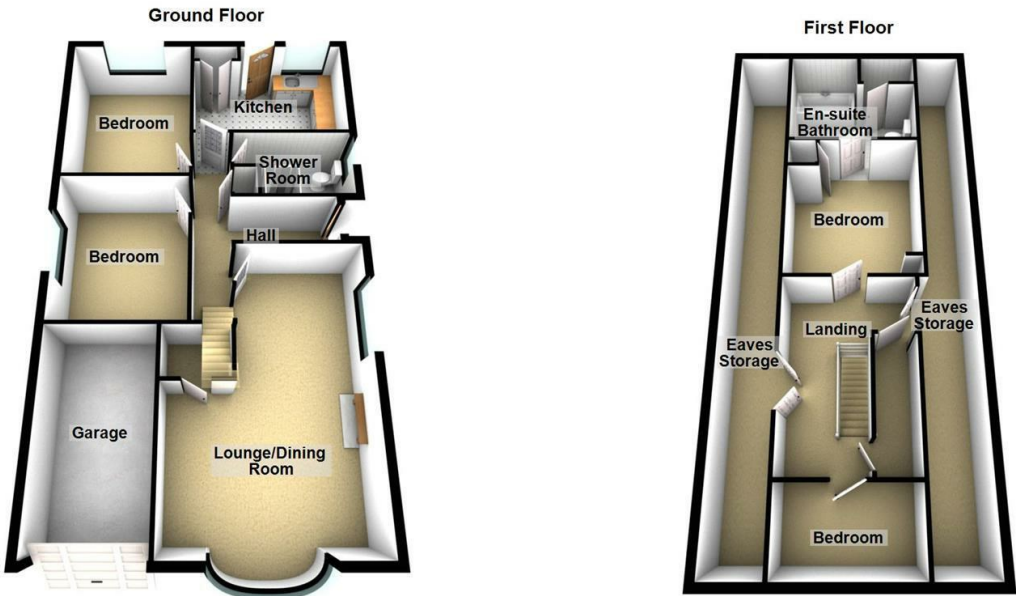












Total area: approx. 160.0 sq. metres (1722.3 sq. feet)

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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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