



**Connells**

Majestic Way  
Bishops Tachbrook Leamington Spa



## Property Description

Immaculately Presented Two Double Bedroom Semi-Detached Home.

Built in 2021 and still benefiting from the remainder of the NHBC warranty, this immaculate two double bedroom semi-detached home has been beautifully presented and thoughtfully enhanced by the current owners, creating a stylish and comfortable living environment throughout.

The accommodation comprises a welcoming, bright and airy lounge, a convenient downstairs cloakroom, and a spacious kitchen/dining room offering the ideal space for both everyday living and entertaining.

To the first floor are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes with sliding mirrored doors, along with a contemporary family bathroom finished to a high standard.

Outside, the property enjoys a beautifully landscaped rear garden, providing an attractive outdoor space to relax and unwind. To the front, there is a private driveway offering off-road parking.

Early viewing is highly recommended to appreciate the quality and condition of this superb home.

## Lounge

Spacious, light and airy lounge with stairs rising to the first floor, feature panelled wall, a radiator, a double glazed window to front elevation and a door leading to the inner hallway.

## Inner Hallway

Having an under stairs storage cupboard and doors to the downstairs cloakroom and the kitchen/diner.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to side elevation.

## Kitchen Dining Room

Spacious kitchen dining room fitted with wall and base units with complementary work surfaces and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cookerhood over, a washing machine, a dishwasher and a fridge/freezer. Housing the gas central heating boiler and comprising a radiator, a double glazed window to side elevation and double glazed French doors to the rear garden.

## First Floor

### Landing

The stairs lead from the lounge. There is a radiator and doors to both bedrooms and the family bathroom.

### Bedroom One

Double bedroom benefitting from fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to front elevation.

### Bedroom Two

Double bedroom having a radiator and a double glazed window to rear elevation.

### Bathroom

Modern four piece suite fitted with a wash hand basin and vanity unit, bath with mixer taps, separate shower cubicle and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to side elevation.

### Outside

#### Rear Garden

Beautifully landscaped garden being mainly laid to lawn and fence enclosed, with two patio areas, planted borders and a shed.

#### Parking

Driveway providing off road parking for two cars.

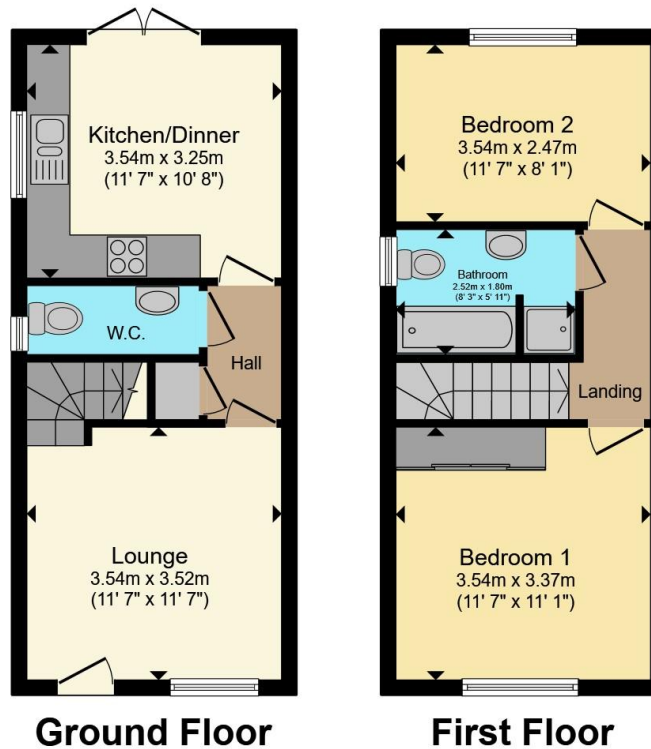
## Sellers' Comments

Ideally located between Leamington Spa and Warwick town centres, this home offers the best of both worlds, with great access to local gardens and parks and excellent links to the M40. The generously sized rear garden offers great privacy thanks to the bungalows behind the property, so it's not as overlooked.









Total floor area 62.6 m<sup>2</sup> (674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: SPA315416 - 0003