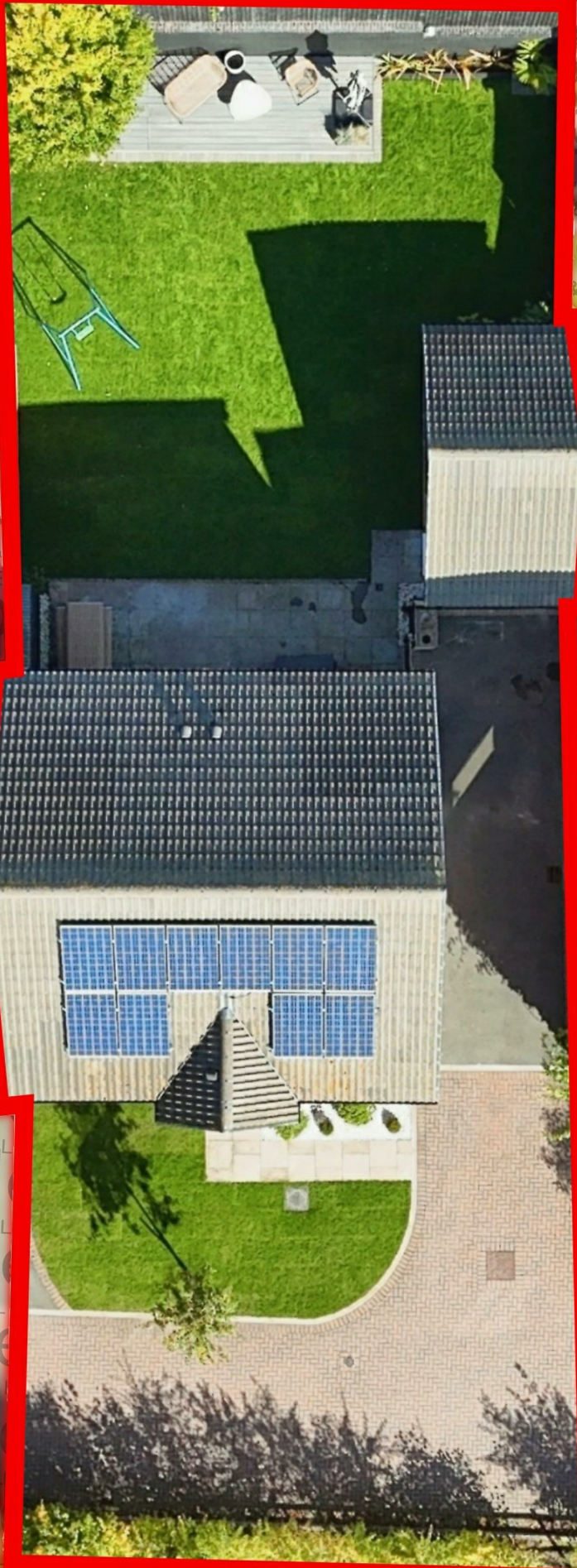


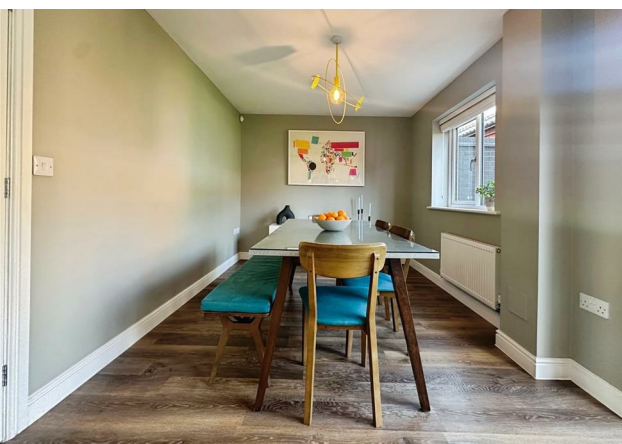


BRIMSTONE END, CHESTERTON GARDENS

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SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A stylish detached home built by premier builder AC Lloyd in 2016 is located in the desirable Chesterton Gardens area of Sydenham/Whitnash. This sought after 'Tintagle' design home comprises: an entrance hall, a guest WC, a study/playroom, a living room, a full-width kitchen/diner, four bedrooms, an en-suite and a family bathroom. The house boasts a larger-than-average garden with raised decking and a patio, along with a garage and off-road parking for two cars. In addition, there is an EV charger and 2.5 kWh solar panel system installed. Beautiful countryside walks, plenty of green spaces and children's parks surround the area. It is being offered with no chain.

It's in the details...

Porch

A composite entrance door, with stained glass windows leads into the porch, which has a fitted door mat, an electric consumer unit and controls for the roof-mounted solar panels. A glazed door leads through to the hallway.

Hallway

With timber-effect luxury vinyl tiled Karndean flooring, a radiator and carpeted stairs to the first floor. Doors lead through to the study, living room, guest WC and the kitchen/diner.

Guest WC

With a continuation of the timber-effect luxury vinyl tiled Karndean flooring, there is a toilet, a corner pedestal hand wash basin with a chrome mixer tap, a radiator and an extractor.

Living Room

With a uPVC double-glazed window to the front elevation, a radiator and wall electrics for a TV.

Study/Playroom

There is a uPVC double-glazed window to the front elevation, a feature painted wall, a radiator and a continuation of the timber-effect luxury vinyl tiled Karndean flooring.

Kitchen/Diner

A full-width kitchen/diner, featuring a continuation of the timber-effect luxury vinyl tiled Karndean flooring. There is a matte white fitted kitchen, featuring brushed chrome handles, a double fitted oven, a four-ring gas hob, a white glass splash-back and an extractor hood. There is space and plumbing for a dishwasher, space for a fridge-freezer, a white bevelled-edge tiled splashback, under-counter lighting, two uPVC double-glazed windows, a radiator, a kick-space heater, French doors to the garden, under-stairs storage and a door through to the utility.

Utility

A matte white fitted kitchen units, timber-effect worktop, single stainless steel sink, with a mixer tap and drainer, a cupboard housing the gas boiler, an extractor and space and plumbing for a washing machine. There is a small radiator and a uPVC double glazed door to the driveway.

Landing

Carpeted landing, radiator, doors through to the four bedrooms and family bathroom. There is also a good-sized storage cupboard, with a loft hatch to the part boarded loft, which features a pull-down ladder to access.

Bedroom One

A spacious double bedroom with double fitted wardrobes, a deep storage cupboard over the stairs, a radiator, a uPVC double-glazed window to the front and a door through to the en-suite.

En-Suite

With a double-width shower enclosure, with aqua panelling, a thermostatic rainfall shower with a handheld attachment. There is a chrome towel radiator, a toilet, a pedestal hand wash basin with a chrome mixer, an electric shaver point, downlights, an extractor and a uPVC double-glazed window to the front.

Bedroom Two

A spacious double bedroom with a radiator and a uPVC double-glazed window to the front elevation.



Bedroom Three

A double bedroom with a radiator and a uPVC double-glazed window overlooking the garden.

Bedroom Four

A single bedroom with a radiator and a uPVC double-glazed window overlooking the garden.

Family Bathroom

Fitted with a white suite, comprising of a bath with a chrome mixer tap, a handheld shower attachment and a glass shower screen. There is a pedestal hand wash basin with a chrome mixer tap, a toilet, splash-back tiling, a uPVC double window, a chrome towel radiator, down-lights and an extractor.

Rear Garden

There is a large patio, a substantial area of lawn, with a further raised terrace built with composite decking to the rear. There is outdoor lighting, an outdoor tap, a gate to parking and a pedestrian door through to the garage.

Front Garden

Laid to lawn, with a pathway leading to the front door and a stoned bedding area with planting.

Drive

Parking for two cars in tandem and there is a wall-mounted electric vehicle charging point.

Detached Garage

With an up-and-over door, power, lighting and eaves storage.

Location

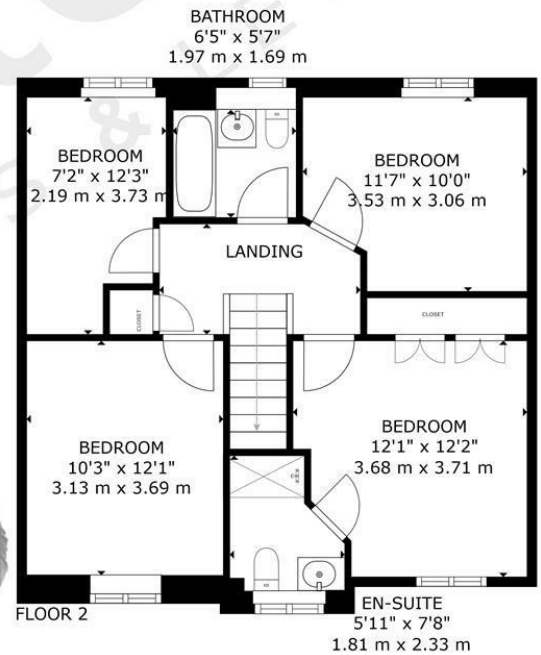
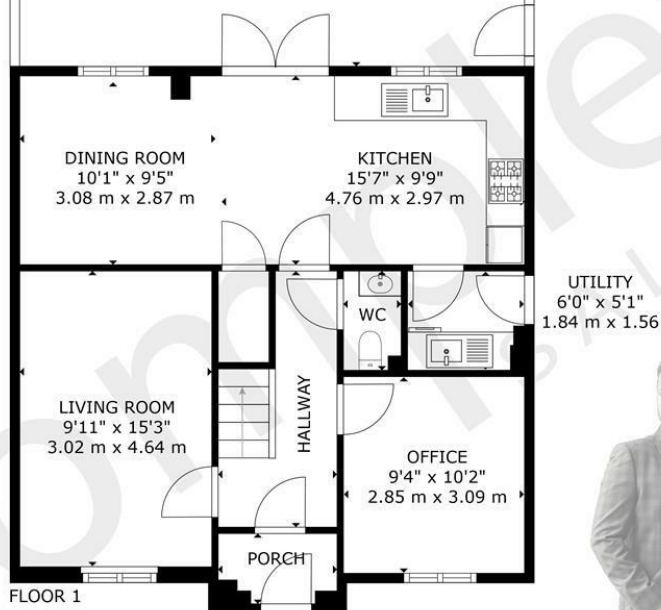


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GROSS INTERNAL AREA
FLOOR 1: 684 sq. ft, 63 m², FLOOR 2: 669 sq. ft, 62 m²
TOTAL: 1,353 sq. ft, 125 m²

EXCLUDED AREA: GARAGE: 149 sq. ft, 13 m²,
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GARAGE
8'6" x 17'6"
2.60 m x 5.33 m



The Leamington Property Expert

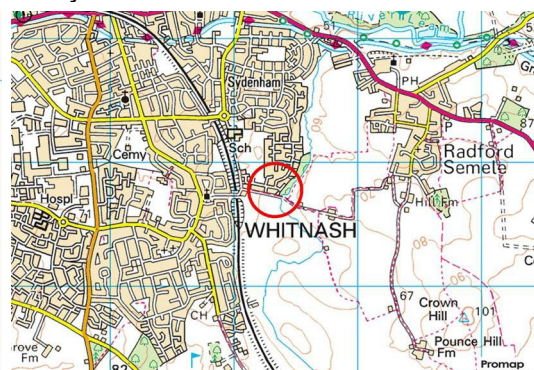


Chesterton Gardens is an AC Lloyd development, forming part of the increasingly popular Sydenham/Whitnash location. The area boasts key amenities including a local doctor surgery, a supermarket, a post office, Sydenham Primary School and Campion School all within a short walk of each other. The property is also conveniently located near multiple parks, including a children's play area, and is just a short walk from the Whitnash Brook nature reserve. The nearby road network provides excellent access to the local towns in the vicinity, including the M40 and the Leamington Spa train station with its direct service to London Marylebone.



- AC Lloyd 2016 Built
- Four Bedrooms
- Porch, Hallway & Guest WC
- Office/ Playroom
- En-Suite & Bathroom

- The 'Tintagel' Design
- Solar Panels & EV Car Charger
- Living Room
- Full-Width Kitchen Diner
- Garage & Driveway



BRIMSTONE END, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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