







STONEHOUSE CLOSE, CUBBINGTON

complete
SALES & LETTINGS













A well-maintained and improved three-bedroom semi-detached family home, situated in a pleasant cul-de-sac in the highly regarded area of Cubbington, north-east of Leamington Spa. The property offers a spacious open-plan living kitchen with built-in appliances, lounge, three bedrooms and a family bathroom. Outside, there is a generous established rear garden and extensive off-road parking. Conveniently located close to local shops, schools, playing fields and recreational facilities, with Leamington Spa town centre approximately three miles away. Early viewing is highly recommended.

Entrance

Entrance hall featuring solid wood flooring, a composite front door with obscured glazing, and stairs rising to the first floor. Doors lead to the lounge and kitchen diner, with a ceiling light point completing the space.

Kitchen/Diner

Spacious open-plan kitchen diner with solid wood flooring and recessed ceiling spotlights, offering ample space for a six to eight-seater dining table. The room benefits from a dual aspect, with double-glazed windows to the front and rear elevations, together with a composite door with obscured glazing providing side access. The kitchen is fitted with a range of base and wall-mounted cupboards and drawers, complemented by tiled splashbacks and a central island providing additional storage. Integrated appliances include a fridge freezer, dishwasher, oven and grill, four-ring gas hob with extractor fan and wine fridge. There is also a double sink with drainer and mixer tap, a useful under-stairs storage cupboard and a separate utility area with plumbing for a washing machine and tumble dryer, along with additional storage and shelving.

Lounge

Spacious lounge featuring solid wood flooring, wall panelling and a chimney breast with an opening for an electric fire. The room benefits from dual-aspect glazing, with a window to the front elevation and patio doors opening onto the rear garden, allowing plenty of natural light. Two ceiling light points and a central heating radiator complete the accommodation.

Stairs & Landing

Fully carpeted stairs and landing with a solid wood handrail, ceiling light point and central heating radiator. A double-glazed window to the rear elevation enjoys views over the Warwickshire countryside. There is also a large storage cupboard with shelving, housing the combi boiler, and doors leading to the three bedrooms and family bathroom.

Bedroom One

A bright and airy principal bedroom with fitted carpet, a double-glazed window to the front elevation, ceiling light point and central heating radiator. The room offers ample space for a double bed and additional bedroom furniture, including bedside tables, a chest of drawers and wardrobes.

Bedroom Two

A second double bedroom featuring fitted storage cupboards with hanging rails and shelving. The room benefits from recessed ceiling spotlights, a central heating radiator and a double-glazed window to the front elevation, with additional space for bedroom furniture, including bedside tables and a chest of drawers.

Bedroom Three

Currently utilised as a home office, this versatile room features laminate flooring, a central heating radiator and a ceiling light point. A double-glazed window to the rear elevation provides natural light, with a loft access hatch also located within the room.



Bathroom

The family shower room features tiled flooring and a large shower enclosure fitted with both a rainfall shower and handheld attachment. There is a low-level flush WC and a ceramic hand basin with mixer tap set within a vanity unit. Further features include a wall-mounted heated towel radiator, fitted mirrored storage cupboard and recessed ceiling spotlights. An obscure-glazed window to the rear elevation provides natural light while maintaining privacy.

Rear Garden

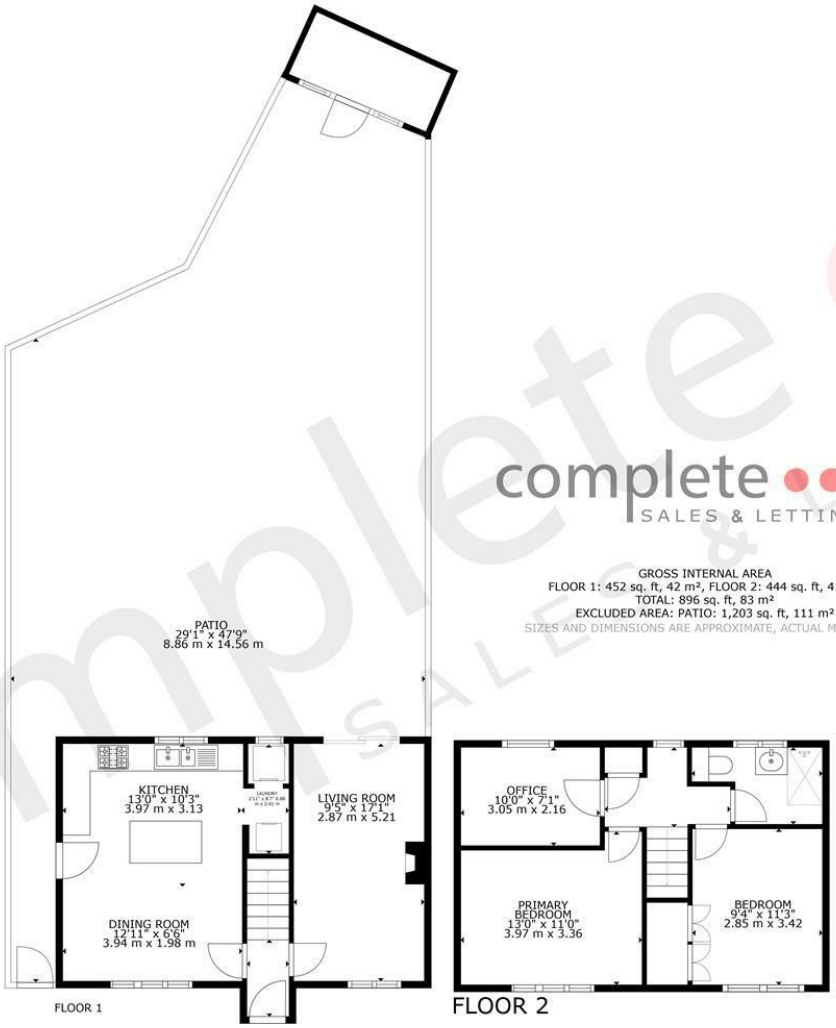
The rear garden features a generous paved patio, ideal for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by established flowerbeds, mature shrubs and colourful planting. Enclosed by timber fencing, the garden offers a good degree of privacy, with a charming combination of greenery and outdoor seating space. A garden shed provides useful storage, while gated side access offers convenient access to the front of the property. The spacious layout provides an attractive setting to relax and enjoy the outdoors.

Location

Stonehouse Close is situated in the popular residential area of Cubbington, a well-established village on the outskirts of Leamington Spa. The village offers a good range of everyday amenities, including local shops, convenience stores, pubs and schools, together with a village hall, recreation ground and children's play area. The location is well placed for access to Leamington Spa town centre, with its excellent selection of shops, cafés, restaurants and parks, while convenient road links provide access to the A46 and M40 motorway network. Combining a friendly village atmosphere with convenient access to nearby







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GROSS INTERNAL AREA
FLOOR 1: 452 sq. ft, 42 m², FLOOR 2: 444 sq. ft, 41 m²
TOTAL: 896 sq. ft, 83 m²
EXCLUDED AREA: PATIO: 1,203 sq. ft, 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





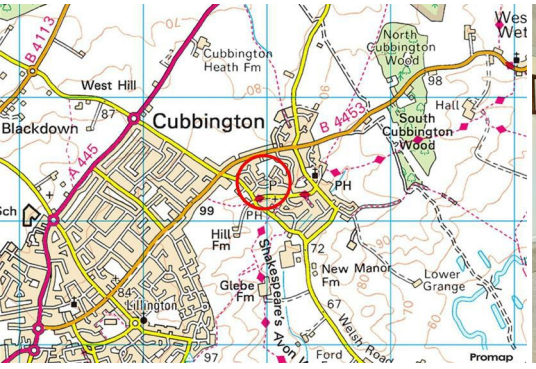
towns and amenities, Cubbington is an appealing location for families and commuters alike.







- Semi Detached Family Home
- Open Plan Kitchen/Diner
- Family Bathroom
- Improved By Current Owner
- Driveway Parking
- Three Bedrooms
- Lounge
- Landscaped Rear Garden
- Close To The Park
- First Time Buyer Opportunity

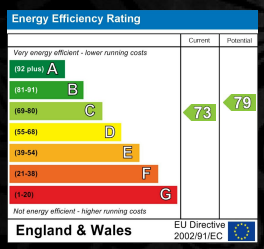






STONEHOUSE CLOSE, LEAMINGTON SPA

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



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