



14 Blackberry Way, Leamington Spa, CV32 7JW
Offers Over £450,000

charlesrose.

This immaculately presented and spacious four-bedroom detached home, built just two years ago by Bellway Homes in The Laurel design, offers stylish and contemporary living. Located within this desirable residential area, this modern home welcomes you with a bright and airy rooms, lovely decor throughout and stylish fittings. Externally there is a tandem driveway to one side and a garage that has undergone a lovely transformation. The gardens wrap from front to back with the rear garden having undergone some lovely design and landscaping. A superb opportunity to acquire a nearly new home that blends space, style, and practicality.

LOCATION

Blackberry Way is found within the new residential development off Rugby Road in Cubbington named Hazelwood on the fringe of the The popular village of Cubbington. Being only two miles north-east of central Leamington Spa having a useful range of local amenities including a village primary school, delightful old church, village shops and a popular public house. Facilities in the centre of Leamington Spa are easily accessible, as are amenities in neighbouring Lillington. There is also good local road access available to neighbouring towns and centres, along with links to numerous major routes including the Midland motorway network.

GROUND FLOOR

The immaculate presentation is evident as you enter into the bright and airy reception hallway with storage cupboards, access to the ground floor cloakroom / WC and stairs rising to the first floor. To one side there is a generously proportioned living room with bay window perfect for family relaxation or entertaining guests. At the heart of the home is a stunning dining

kitchen, with fully fitted appliances and French doors opening out to the lovely landscaped gardens.

FIRST FLOOR

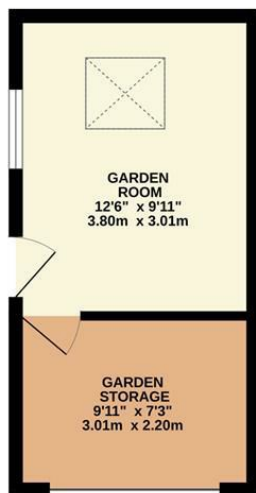
The first floor continues with the immaculate and stylish decoration with the open and airy landing space with pull down ladder access into the loft space. There are two generous double bedrooms with the master having a modern ensuite shower room. There are two further smaller bedrooms both with fitted wardrobes offering options such as dressing rooms or as they are currently utilised a home office. There is also a well equipped family bathroom on offer.

OUTSIDE

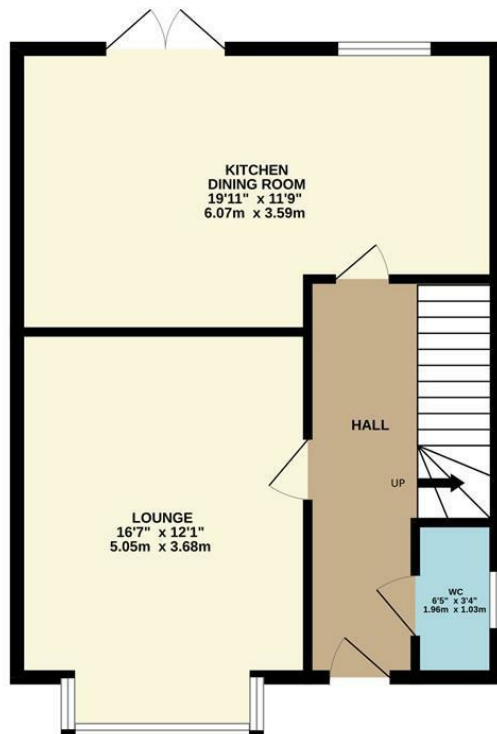
Externally, the property enjoys landscaped private gardens, ideal for children and summer gatherings, while the converted garage has been thoughtfully redesigned to offer a versatile studio space that could be the perfect home office, gym, or creative workspace. The front of the garage has been saved for storage and the doors open up on to the tandem driveway with EV port on offer.



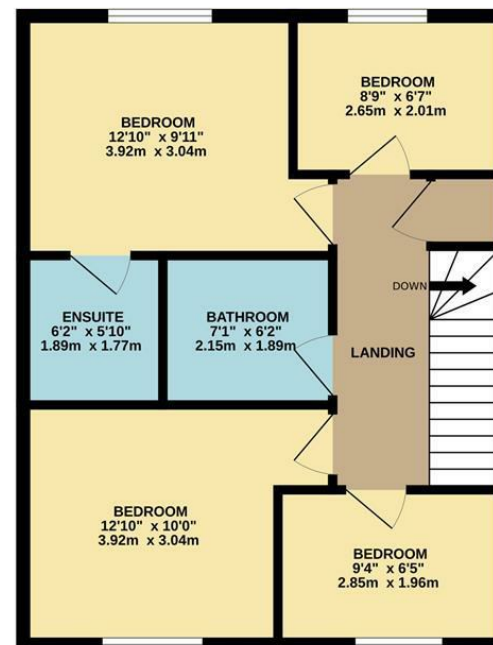
OUTSIDE
195 sq.ft. (18.1 sq.m.) approx.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

