



23 Sutcliffe Drive

Harbury CV33 9LT

Offers Over £350,000

# 23 Sutcliffe Drive

## Harbury

This well presented three bedroom semi detached family home is located in the heart of the ever popular village of Harbury. Located to take advantage of the local amenities yet placed within this quiet and elevated position. Upon arrival, you are greeted with the manicured front garden and driveway giving access to the garage and main front door. The entrance hallway gives way to a well proportioned living room to one side and a dining kitchen to the other with doors out to the garden. The first floor offers three double bedrooms with the master having a host of fitted wardrobes and a modern and recently fitted ensuite. There is also a family bathroom. Externally the property sits on this larger than normal corner plot and so benefits with a large mature front garden and to the rear there is a decking area, large patio and section of lawn.

### LOCATION

Lying approximately six miles south-east of Leamington Spa and around three miles from the nearby market town of Southam, Harbury is a particularly popular village being well catered for with an excellent range of facilities. These include several public houses, a Co-op village store, together with post office, doctors' surgery and a thriving village hall. The village is well known for its strong sense of community and, despite its surrounding countryside, is also exceptionally well placed for access to major routes and the Midland motorway network, notably the M40. The Jaguar Land Rover and Aston Martin installations are also easily accessible at nearby Gaydon.

### ON THE GROUND FLOOR

#### Entrance Hallway

2.59m x 1.82m (8'5" x 5'11")

This welcoming entrance with laminate flooring, a handy storage cupboard and stairs rising to the first floor has doors leading off to the two reception rooms on the ground floor.

#### Living Room

5.61m x 3.53m (18'4" x 11'6")

This well proportioned, bright and airy living room is located to the front of the property giving lovely views over the front gardens and green outlook. continued laminate flooring from the entrance hallway and a focal open working fireplace.

#### Dining Kitchen

5.59m x 3.66m (18'4" x 12'0")

Having an array of fitted eye level and base units with complimentary wooden effect work tops, tiled splash back areas and offering spaces for an oven, under counter slimline dishwasher and washing machine. The room benefits with lots of natural light due to the windows and doors looking out over the rear garden. The handy storage cupboard together with pantry offer further storage and there is ample room for a large dining table and chairs.

### ON THE FIRST FLOOR

#### Landing

3.01m x 1.82m (9'10" x 5'11")

This L-Shaped landing links all the rooms on this level.

#### Bedroom One

4.50m x 3.51m (14'9" x 11'6")

This spacious master bedroom is located to the front of the property and has an array of fitted bedroom furniture, lovely decor and gives access to the ensuite.

#### Ensuite

2.77m x 0.99m (9'1" x 3'2")

This modern fitted ensuite has been finished to a lovely standard with a large shower, tiled flooring and walls, white wc and wash hand basin and natural light through the velux style roof window.

#### Bedroom Two

3.35m x 2.91m (10'11" x 9'6")

Located this time with views over the gardens to the rear, this second double bedroom has been decorated to a lovely standard.

#### Bedroom Three

2.79m x 2.46m (9'1" x 8'0")

A third good sized bedroom, once again with views over the gardens to the rear.

#### Bathroom

2.61m x 1.81m (8'6" x 5'11")

A modern bathroom with timber

### Features

Semi Detached Family Home

Heart of Harbury Village

Well Presented Throughout

Large Reception Room

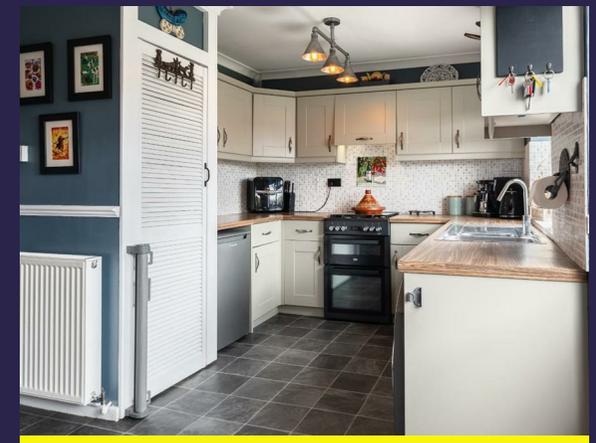
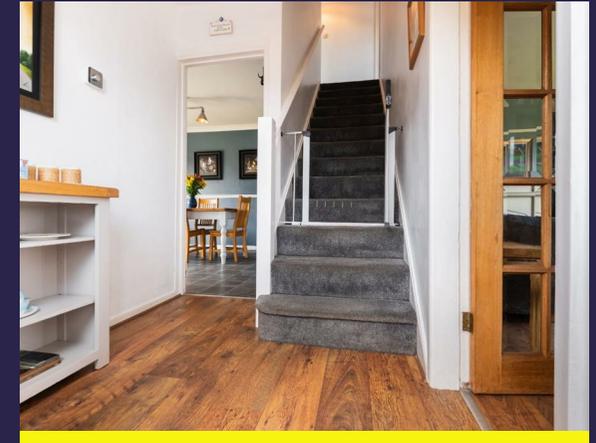
Dining Kitchen

Three Double Bedrooms

Master Ensuite

Gardens Front and Back

Driveway and Garage

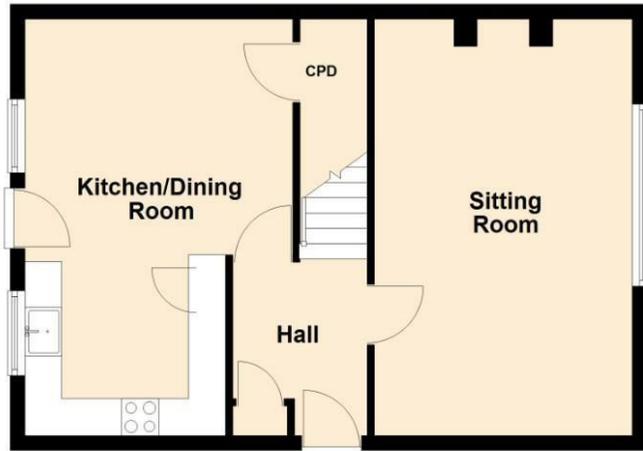




# Floorplan

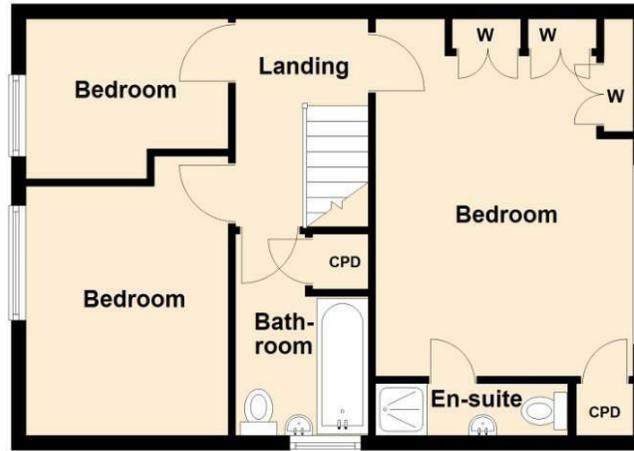
## Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



## First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 92.6 sq. metres (996.4 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Stratford Upon Avon District Council



## 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>	82	67
	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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