



## 11 St. Marys Mews, Cubbington

Leamington Spa

In Excess of **£450,000**







## 11 St. Marys Mews

Cubbington, Leamington Spa

Immaculate 3-bed detached home in Cubbington's Hazelwood development. Modern design, spacious living, landscaped garden. South-west facing, garage, driveway parking with EV charger, finished to high quality specification. Great location near Leamington Spa and Warwick. Ideal for families, professionals seeking contemporary living. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 bedroom detached
- Garage and off-road parking
- Remainder NHBC Guarantee
- En-suite and family bathroom
- Highly desirable area
- EV charging





### Kitchen/Diner

14' 5" x 9' 2" (4.40m x 2.80m)

### Living Room

13' 1" x 15' 5" (4.00m x 4.70m)

### Master Bedroom

16' 9" x 12' 2" (5.10m x 3.70m)

### En-suite

6' 11" x 5' 11" (2.10m x 1.80m)

### Bedroom 2

10' 2" x 15' 9" (3.10m x 4.80m)

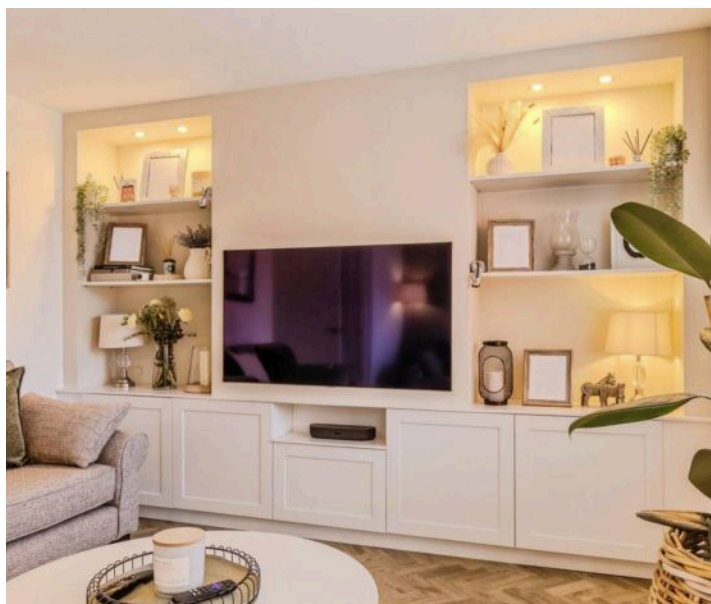
### Bedroom 3

12' 6" x 9' 2" (3.80m x 2.80m)

### Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

### WC





## GARDEN

## GARAGE

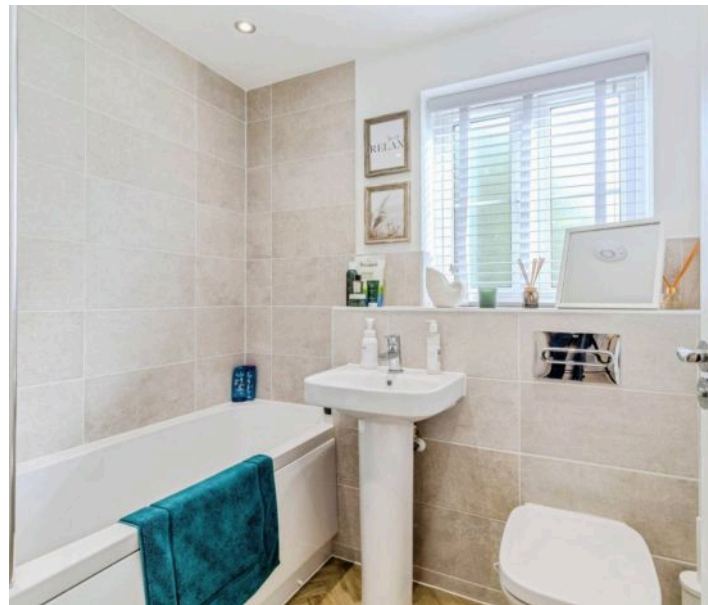
Single Garage

## DRIVEWAY

2 Parking Spaces

## EV CHARGING

1 Parking Space



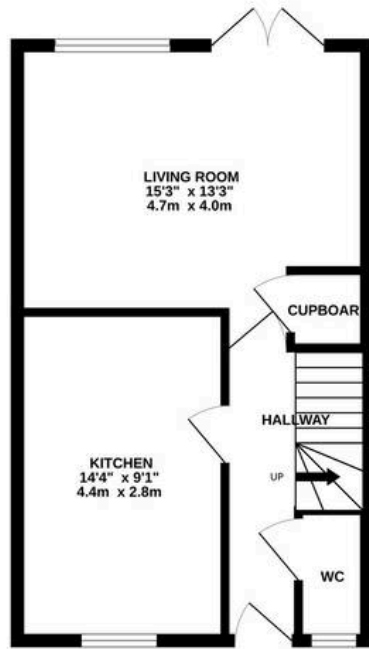




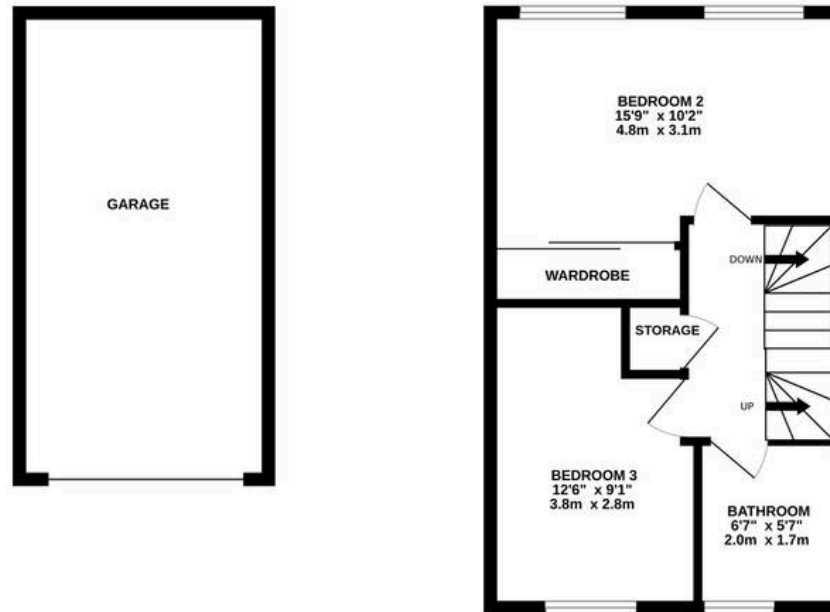




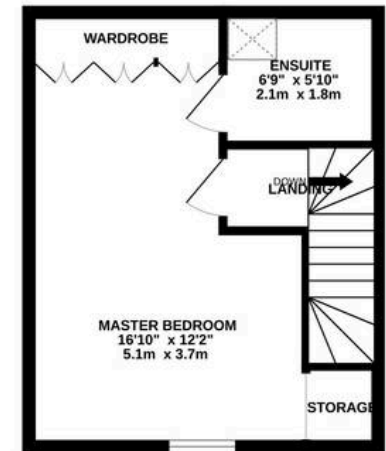
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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