

COCKERMOUTH CLOSE, LEAMINGTON SPA CV32 6NZ



A FOUR BEDROOM DETACHED HOUSE IN A POPULAR NORTH LEAMINGTON LOCATION.

- Detached
- Large Corner Plot
 - No Chain
- Living/Dining Room
 - Kitchen
- Car Port and Garage
- Four Bedrooms and Bathroom
 - Cloakroom
- Quiet Cul-De-Sac with lovely open views
 - Garden and Driveway

4 BEDROOMS

PRICE GUIDE £625,000

A four bedroom detached family house on Cockermouth Close, a charming and sought-after location in North Leamington Spa! This delightful house is a rare gem in this desirable postcode, offering a perfect blend of comfort and potential.

Situated in a family-friendly area with excellent school options nearby, this property is ideal for those looking to settle down and create lasting memories. The spacious layout provides ample room for both relaxation and entertainment, making it a wonderful place to call home.

One of the standout features of this property is the scope for extension and further modernisation, allowing you to tailor the space to suit your needs and style. Whether you dream of a larger kitchen, an additional bedroom, or a cosy home office, the possibilities are endless. Also, the property occupies a favourable, elevated spot on the estate, with open views from the front of the house, stretching across to Guys Cliffe House. There are also open views to the rear, across gardens with trees beyond. In addition, the house has cavity wall insulation, gas central heating and a new boiler fitted in 2017.

This property is being sold with No onward chain and occupies a very healthy corner plot. We very much recommend viewing to see what is on offer, and to fully appreciate its location. This is the perfect opportunity to get that perfect family home in a much sought-after location.

Front

This detached family home occupies a large corner plot with gardens to the front and side. The property is accessed via it's own private driveway with access to the garage and a side gate which leads through to the carport and rear garden.

Entrance Hallway

Providing access to the first floor stairs, open plan living/dining room, cloakroom and kitchen areas. Radiator and light point to ceiling.

Open Plan Lounge/Dining

Spacious room which has double glazed windows to both the front and rear aspects, double glazed patio door leading to the patio area of the garden. Two radiators and light points to ceiling.

Kitchen

To the rear of the first floor and having double glazed windows to the rear aspect and side door leading to the car port/lean to. Light point to ceiling.

Cloakroom/WC

With a sink, WC and light point.

Car Port

With gated access to the rear garden, side access to the garage and small useful outside storage area as well as gated access to the front of the property and driveway.

First Floor Landing

Access to the four bedrooms, bathroom, airing cupboard with boiler and large loft space . Double glazed window to the side of the property and light point.

Bedroom One

With a double glazed window to the front aspect, fitted wardrobe space, radiator and light point.

Bedroom Two

With a double glazed window to the front aspect, fitted wardrobes/shelves, radiator and light point.

Bedroom Three

With a double glazed window to the rear aspect, radiator and light point.

Bedroom Four

With a double glazed window to the rear aspect, fitted shelves along one wall, radiator and light point.

Bathroom

With a double glazed window to the rear aspect, light point, bath including shower over, WC and sink and small fitted storage unit.

Garden

A lovely sized garden which is barely overlooked, mostly laid to lawn with some well established trees and shrubs and space for seating and a summer house.

Garage

With up and over door and access from the front and lean to.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is E.

Tenure

Freehold

Viewings

Strictly by appointment through Hawkesford on 01926 438123



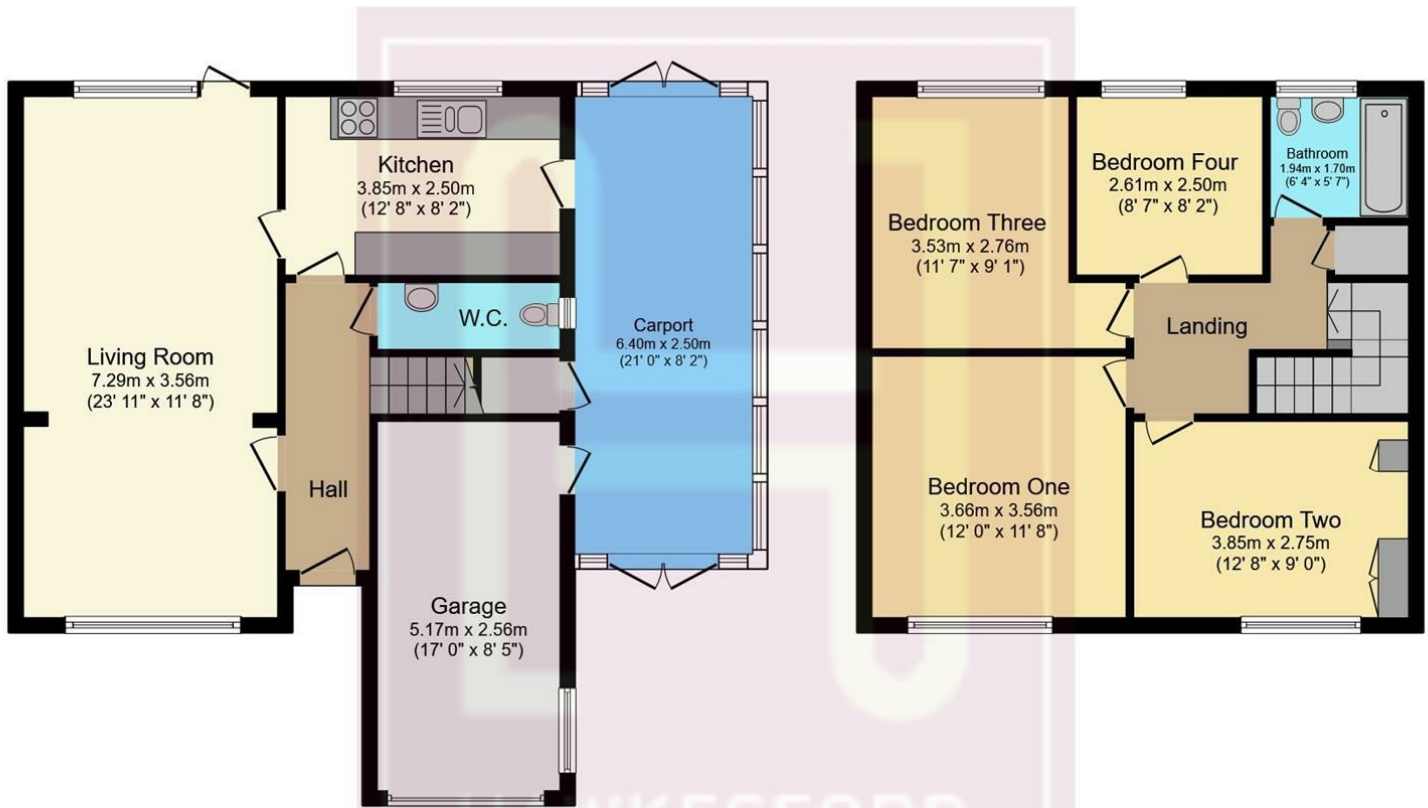












Ground Floor

Floor area 77.3 m² (832 sq.ft.)

First Floor

Floor area 54.7 m² (589 sq.ft.)

TOTAL: 132.0 m² (1,421 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		67	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		