

MOSSPAUL CLOSE, LEAMINGTON SPA CV32 6NP



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

- NO CHAIN
- DETACHED/NORTH LEAMINGTON
 - CUL-DE-SAC
 - DRIVEWAY AND GARAGE
 - CLOAKROOM
- LOUNGE AND DINING AREAS
 - CONSERVATORY
 - KITCHEN
- FOUR BEDROOMS AND BATHROOM
- MATURE GARDEN WITH SUMMER HOUSE

4 BEDROOMS

OFFERS OVER £650,000

A four bedroom detached family house on Moss Paul 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 favorable spot within this cul-de-sac, with open views from the front of the close, stretching to St Mark's Church and Beverley Road.

As well as the views and aspect to the front, there are also scenic views to the rear also, with allotments directly behind and countryside in the visible distance.

The house has cavity wall insulation and a gas central heating, as well as a useful car port area to the side of the property.

The mature rear garden is home to a summer house, two greenhouses and a further storage shed.

We very much recommend you viewing this lovely house to see what is on offer.

No onward chain!!

Front

The property has a private driveway, leading to the porch area.

Porch 8'10" x 5'10" (2.70 x 1.80)

Leading to front door.

Entrance Hallway 12'3" x 9'3" (3.75 x 2.83)

With a light point to ceiling, radiator, under stair storage and access to the cloakroom, reception areas and kitchen.

Living Room 17'2" x 11'11" (5.25 x 3.65)

With a double glazed window to the front aspect, light point to ceiling, radiator and through access to the dining area.

Dining Room 11'10" x 9'3" (3.62 x 2.82)

Having double glazed patio doors leading to the conservatory area, light point to ceiling and radiator.

Conservatory

Allowing for access to the rear garden area and plenty of storage.

Kitchen 18'11" x 9'3" (5.78 x 2.82)

Having double glazed windows to the rear aspect, light point to ceiling, access through to a utility area with space for white goods. Integrated oven/grill, space for all white goods and plenty of storage compartments above and below a kitchen worktop.

Cloakroom 5'6" x 2'8" (1.68 x 0.82)

With a light point, radiator WC and sink.

First Floor Landing

With access to the four double bedrooms and bathroom, large double glazed window over looking the cul-de-sac. Some useful storage space and loft access.

Bedroom One 14'9" x 11'11" (4.50 x 3.65)

With a double glazed window to the front aspect, light point, radiator, fitted wardrobes and access to the En-Suite.

En-Suite 6'10" x 2'5" (2.10 x 0.75)

With a light point, walk in shower and sink.

Bedroom Two 13'5" x 11'11" (4.10 x 3.65)

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

Bedroom Three 10'0" x 10'0" (3.07 x 3.05)

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

Bedroom Four 12'9" x 8'2" (3.89 x 2.50)

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

Bathroom 9'6" x 7'10" (2.92 x 2.40)

With a separate bath and shower, double glazed window to the rear aspect, light point, radiator and storage space.

Garden

A mature garden which has a lovely array of plants and shrubbery, benefits from a summer house, two greenhouses and a further storage shed. A further advantage is the allotments are directly behind, so the house is not overlooked.

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.

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 F.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 430553



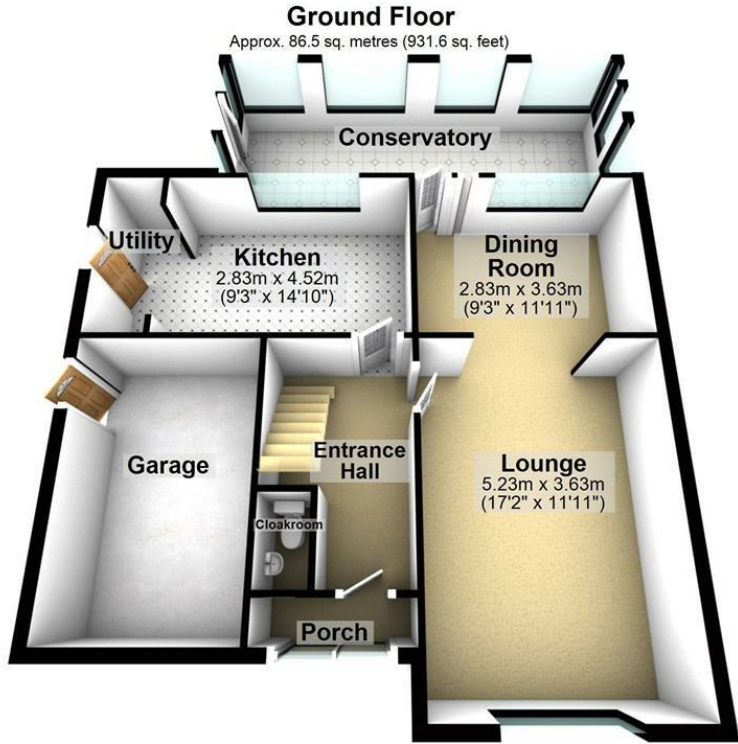












Total area: approx. 145.8 sq. metres (1569.4 sq. feet)

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		59	76
	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		

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