

**ST. JAMES MEADOW ROAD, LEAMINGTON SPA CV32 6BZ**



**A FOUR BEDROOM DETACHED FAMILY HOUSE LOCATED IN A QUIET CUL-DE-SAC.**

- DETACHED
- FOUR BEDROOMS
  - NO CHAIN
  - DRIVEWAY
  - GARAGE
  - GARDEN
- 3 RECEPTION ROOMS
  - KITCHEN/UTILITY/CLOAKROOM
- BATHROOM AND EN-SUITE MAIN BEDROOM
  - CUL-DE-SAC

**4 BEDROOMS**

**PRICE GUIDE £600,000**

Hawkesford are delighted to market this four bedroom detached house, located within a popular North Leamington cul-de-sac.

This property comes to the market with NO CHAIN and benefits from excellent living accommodation and lovely rear views across the countryside and River Avon.

The property has been nicely and skillfully extended from it's original design and occupies arguably one of the best positions within the cul-de-sac, being situated at the end.

Located approximately half a mile from Leamington Town Centre and located just off the Old Milverton Road. The house now has an extremely spacious ground floor living area, with part of the garage converted to allow for an extra reception room, with a further reception room added where the old car port would have been.

Properties are rare to the market within this area and we would recommend booking your viewing early. There IS NO ONWARD CHAIN.

### **Approach**

The property is approached via a private spacious driveway, leading to the front door. There is a front garden laid to lawn, access to the garage and side gate.

### **Entrance Hallway**

With two light points to ceiling, radiator, access to all ground floor areas and first floor stairs.

### **Dining Room 15'8" x 7'6" (4.80 x 2.29)**

With double glazed windows to both the front and side aspect, light point to ceiling and radiator.

### **Cloakroom**

Including a low level WC, sink, light point to ceiling and radiator.

### **Sitting Room 22'0" x 11'3" (6.71 x 3.43)**

A spacious living room with a deep bay window to the front elevation, light points to ceiling and radiators, patio doors leading to the garden area.

### **Third Reception Room 11'3" x 10'7" (3.43 x 3.25)**

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

### **Breakfast Kitchen 11'6" x 9'8" (3.53 x 2.95)**

Breakfast kitchen area with dual aspect double glazed windows to the side and rear aspect, light point to ceiling and radiator. The kitchen has a range of cream fronted units above and below the kitchen worktop, stainless steel sink with mixer tap, integrated fridge, cooker with double oven, grill and hobs. Access through to the utility area.

### **Utility Room 8'0" x 4'11" (2.46 x 1.52)**

Having a similar range of units to the kitchen area, plumbing for white goods, including a dishwasher. Pantry space. Door leading to side access.

### **First Floor**

A bright and spacious landing benefiting from a lovely large double glazed window overlooking the rear garden. Access to all four bedrooms and bathroom, access to the loft, light point, radiator and a deep airing cupboard.

**Bedroom One 14'7" x 9'1" (4.45 x 2.79)**

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

**En-Suite**

En-Suite with walk in shower, sink, low level WC, double glazed window, light point, extractor fan and radiator.

**Bedroom Two 11'1" x 8'7" (3.40 x 2.64)**

Dual aspect double glazed windows to the front and side elevation, light point to ceiling and a radiator.

**Bedroom Three 11'3" x 7'1" (3.43 x 2.16)**

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

**Bedroom Four 9'8" x 7'1" (2.95 x 2.16)**

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

**Family Bathroom**

Family bathroom with a white suite including bath with mixer tap and attached shower, sink, low level WC, double glazed window to front aspect, light point and radiator.

**Garage 16'4" x 8'7" (5.00 x 2.64)**

With an up and over door, also with a side door and electric points.

**Garden**

A private garden that benefits from not being overlooked from directly behind, with an initial terraced/decked area with plenty of space for seating, with an oval shaped garden laid to lawn centrally.

**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.

**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 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.

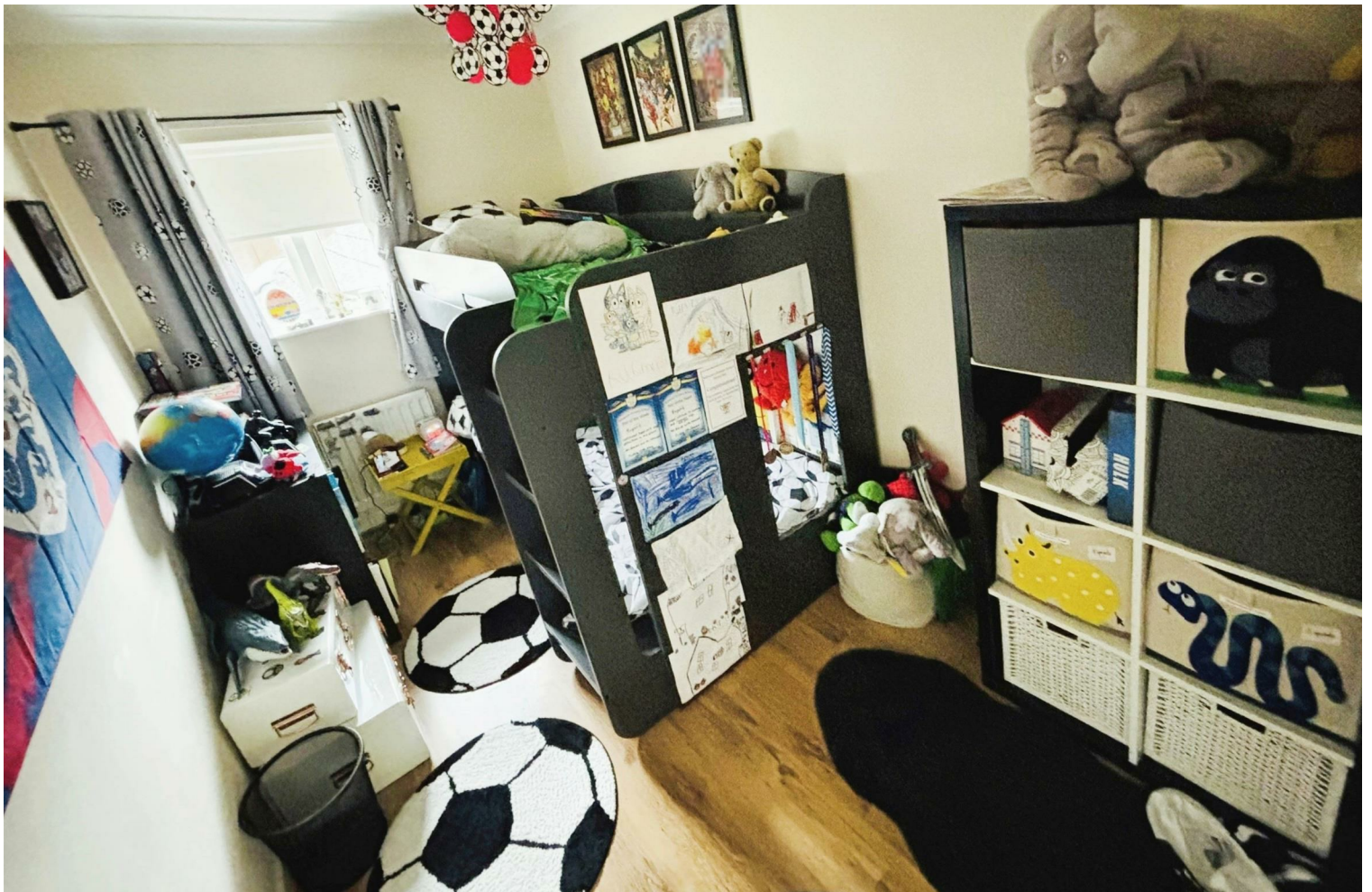
**Viewings**

Strictly by appointment through Hawkesford on 01926 438123





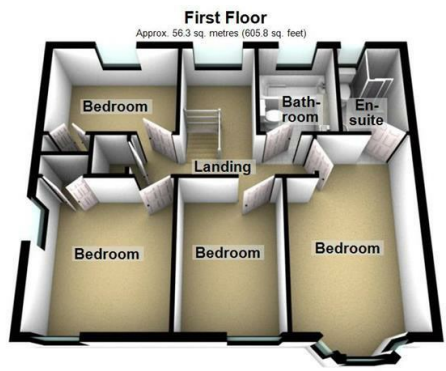
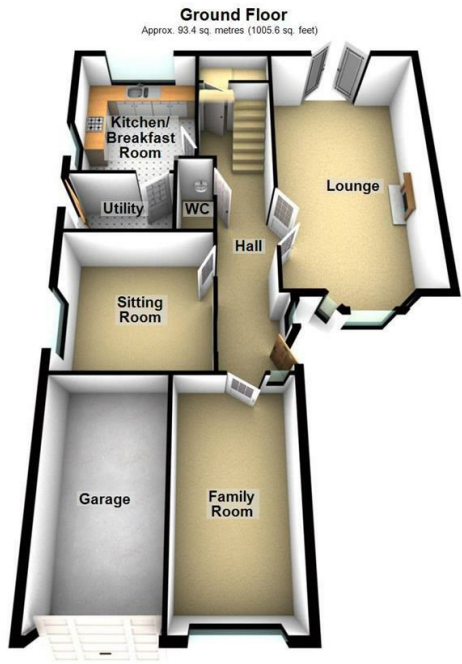












Total area: approx. 149.7 sq. metres (1611.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</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>	EU Directive 2002/91/EC	<b>71</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		