

PINEHAM AVENUE, LEAMINGTON SPA CV33 9JF



AN EXTENDED AND STYLISH FOUR BEDROOM SEMI DETACHED HOUSE IN A POPULAR VILLAGE LOCATION.

- VILLAGE LOCATION
- SEMI DETACHED
- FOUR BEDROOMS INCLUDING EN-SUITE
 - DRIVEWAY
 - SITTING ROOM
- BREAKFAST KITCHEN WITH UTILITY ROOM
 - STUDY
- STYLISH FAMILY BATHROOM
- DOUBLE GARAGE AND CAR PORT WITH LIGHTING AND POWER POINTS.
- GARDEN WITH SUMMER HOUSE AND GATE LEADING TO VILLAGE PARK

4 BEDROOMS

OFFERS IN EXCESS OF £475,000

Nestled in the charming village of Harbury, Leamington Spa, this beautifully extended semi-detached family home offers a perfect blend of modern living and traditional character. With four spacious bedrooms and a well-appointed bathroom, this property is ideal for families seeking comfort and style.

The ground floor features a welcoming reception room that flows seamlessly into a thoughtfully designed living space, providing ample room for relaxation and entertaining. The layout has been carefully considered to ensure that every corner of the home is both functional and inviting.

One of the standout features of this property is its delightful garden, which boasts a convenient gateway leading directly to a local park. This access not only enhances the outdoor experience but also offers a wonderful opportunity for leisurely strolls and family outings in a picturesque setting. The property also benefits from a solar hot water system, which is controlled via Google Nest. The owners have improved all windows throughout the property, which are Scandinavian made and high specification. The family bathroom has the benefit of under floor heating to help with those cold winter mornings.

Spread over three floors, this home provides generous living accommodation that caters to the needs of modern family life. Each bedroom is well-proportioned, ensuring that everyone has their own personal space. The overall design and extension of the property have been executed with great attention to detail, making it a truly special place to call home.

Situated in a lovely village location, residents can enjoy the tranquillity of rural living while still being within easy reach of the amenities and attractions of Leamington Spa. This property is a rare find, combining the best of both worlds in a sought-after area. Don't miss the opportunity to make this stunning family home your own.

Front

The property is approached by a spacious driveway, providing off road parking as well as access into the car port area that provides further parking space, or access to the garage and garden area.

Entrance Hallway 7'5" x 4'1" (2.28 x 1.25)

Benefiting from double glazed windows to both side aspects, radiator, spotlights to ceiling and access to the first floor stairs and sitting room.

Sitting Room 12'7" x 12'5" (3.86 x 3.80)

With a double glazed window to the front aspect, non working feature fireplace, radiator, light point to ceiling and access through to the Breakfast Kitchen area.

Breakfast Kitchen 17'1" x 14'9" (5.23 x 4.50)

Spacious breakfast kitchen area which benefits from two skyline windows as well as a double glazed window to the rear aspect, allowing for lots of natural light. There are spotlights to ceiling, space for a large Beko fridge freezer, integrated oven/grill with hobs above. Access through to the cloakroom as well as through access to the utility area.

Cloakroom 4'11" x 2'7" (1.50 x 0.80)

With a low level WC, sink, light point and window to the side.

Utility 8'7" x 6'11" (2.63 x 2.12)

Space for white goods that could include a dishwasher and washer/dryer, further worktop space with storage and a sink. A double glazed window to the side aspect and door leading into the garden patio area. Access through to the study.

Study 6'5" x 5'6" (1.97 x 1.70)

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

First Floor

Access to three bedrooms and the family bathroom.

Bedroom Two 14'9" x 10'7" (4.50 x 3.25)

Having two double glazed windows to the rear aspect, two light points and further spotlights to ceiling, radiator.

Bedroom Three 11'2" x 8'9" (3.41 x 2.67)

Also facing the rear elevation, having a double glazed window, light point and radiator. Both bedroom two and three have lovely views stretching across the village park.

Family Bathroom 12'11" x 7'10" (3.94 x 2.41)

Spacious and stylish modern bathroom, with a walk in shower, standalone bath tub, spotlights to ceiling, heated towel rail and double glazed window to front aspect and underfloor heating.

Bedroom Four 11'2" x 8'9" (3.41 x 2.67)

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

Second Floor

Access to the Main bedroom with En-Suite and a landing with light point. The landing also has a radiator and further storage space in the eaves.

Bedroom One 15'1" x 8'0" (4.60 x 2.46)

With a double glazed window to the rear aspect, radiator, light points to ceiling and fitted wardrobes. Through the fitted wardrobes, is a further generous storage space in the eaves, that can indeed be walked into, for what could be used as a walk in wardrobe.

En-Suite 7'11" x 7'2" (2.42 x 2.20)

With a low level WC, walk in shower, double glazed VELUX window, heated towel rail and spotlights to ceiling.

Garden

A fantastic family garden area, which has different areas to accommodate different needs, there is initially a hard landscaped area, where access to the garage and the car port are easily found, the car port having a light system in place for when the evening arrives. The main body of the garden is laid to lawn, whilst there is space for sheds and greenhouses. The rear of the garden has further space for seating and a summer house, but also brilliant access through a private gate straight into the village park! A further fantastic benefit is the garden summer house that comes accompanied with heating, power and lighting and be used for a multitude of activities/purposes.

Double Garage 21'9" x 8'5" (6.63 x 2.58)

Double garage that is accessed through the car port area.

Disclaimer

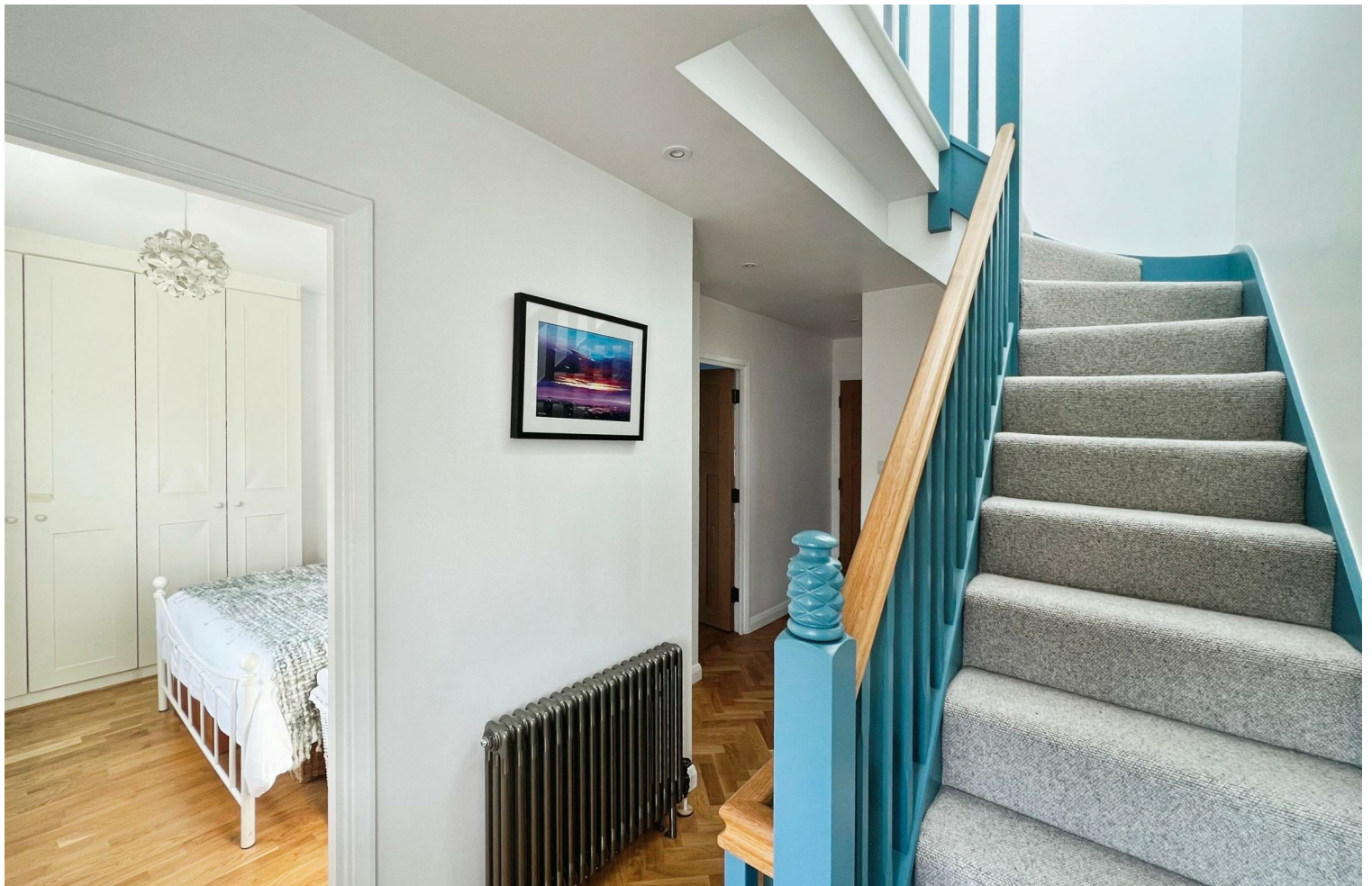
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Financial Services

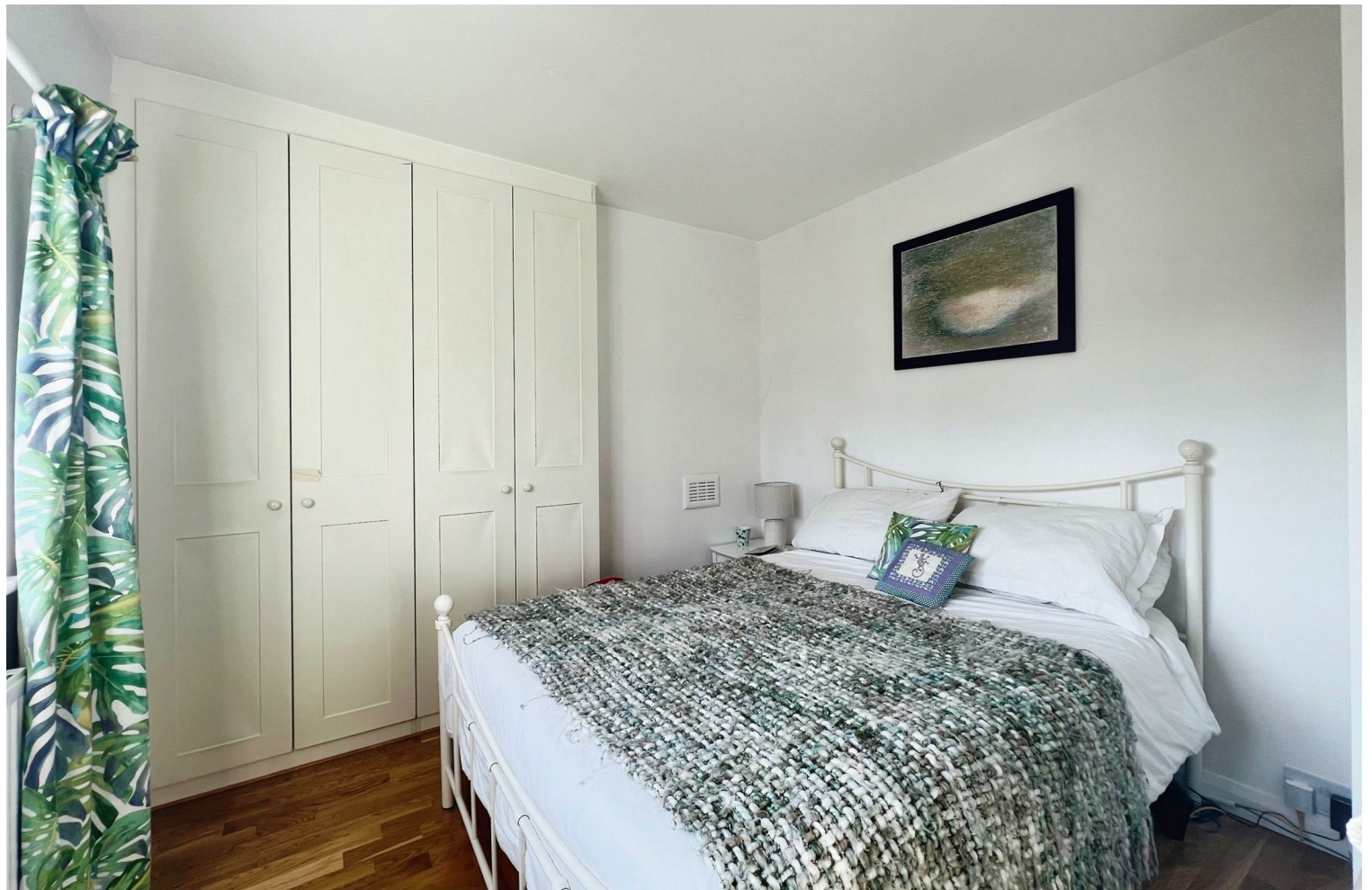
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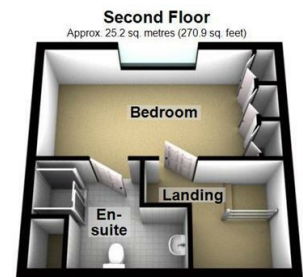
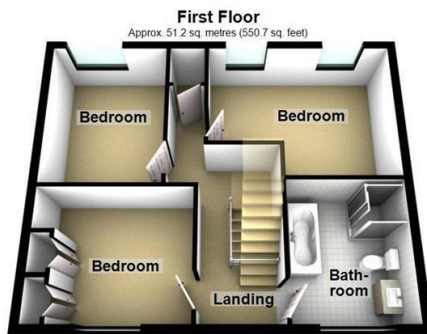
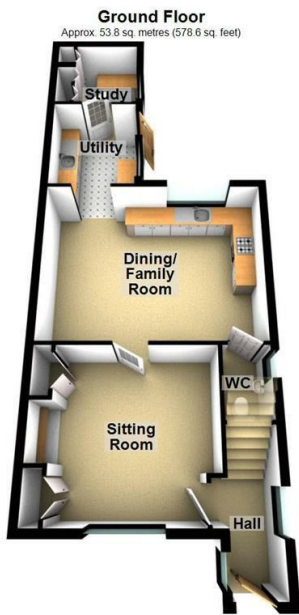












Total area: approx. 130.1 sq. metres (1400.1 sq. feet)

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		76	84
	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		