

SPILSBURY CLOSE, LEAMINGTON SPA CV32 6SW



A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOUSE IN A PRIME AND WELL SOUGHT AFTER LOCATION.

- DETACHED
- QUIET CUL-DE-SAC
- NORTH LEAMINGTON
 - CLOAKROOM
 - SITTING ROOM
 - DINING ROOM
- BREAKFAST KITCHEN
- FOUR BEDROOMS WITH ONE EN-SUITE
 - BATHROOM
- DRIVEWAY, GARAGE, UTILITY AND GARDEN

4 BEDROOMS

PRICE GUIDE £950,000

Nestled in the prestigious area of North Leamington Spa, Spilsbury Close presents a rare opportunity to acquire a spacious four-bedroom detached house. This property is situated in an extremely quiet and peaceful cul-de-sac, making it an ideal retreat for families seeking tranquillity and comfort.

The house is in good condition throughout, offering a welcoming atmosphere that is perfect for creating lasting memories. With four generously sized bedrooms, there is ample space for family living, guest accommodation, or even a home office. The layout of the property is designed to maximise both space and light, ensuring a warm and inviting environment.

This home is not just a property; it is a perfect forever home, providing a sense of community and security in a sought-after location. The surrounding area boasts excellent amenities, including schools, parks, and local shops, all within easy reach.

If you are looking for a family home that combines comfort, space, and a peaceful setting, this detached house on Spilsbury Close is an opportunity not to be missed. Embrace the chance to make this wonderful property your own and enjoy the lifestyle that North Leamington Spa has to offer.

Front

The property is set nicely within a quiet cul-de-sac. With charming kerb appeal, spacious driveway and front garden laid to lawn.

Entrance Hallway

Bright and spacious hallway allowing access to the cloakroom, sitting room, dining room, breakfast kitchen and first floor stairs.

Sitting Room 20'9" x 12'2" (6.33 x 3.72)

Spacious sitting room benefiting from a double glazed bay window to the front aspect, French doors to the rear aspect.

Dining Room 11'8" x 10'3" (3.57 x 3.13)

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

Cloakroom

Having a double glazed window to the front aspect, light point, radiator, sink and WC.

Breakfast Kitchen 19'5" x 14'2" (5.92 x 4.33)

A modern and spacious breakfast kitchen which benefits from two double glazed windows to the rear aspect, overlooking the garden area. With spotlights to ceiling, access to the garden and utility area and kitchen worktops with plenty of storage compartments.

Utility 9'4" x 8'8" (2.85 x 2.65)

With space for all white goods and access integrally into the garage area.

First Floor

The first floor has four bedrooms and a family bathroom. There is access to the loft hatch, with a pull down ladder and the loft is part boarded. The landing area also has a built in storage cupboard, light point to ceiling and a radiator.

Bedroom One 16'4" x 11'4" (4.98 x 3.46)

Benefiting from two double glazed windows to the rear aspect, light point, radiator, walk in wardrobe space and access into the En-Suite.

En-Suite 8'10" x 8'10" (2.71 x 2.70)

Having a double glazed window to the front aspect, walk in shower, sink, WC and heated towel rail. Also some handy built in storage space.

Bedroom Two 11'10" x 11'1" (3.62 x 3.40)

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

Bedroom Three 12'2" x 9'6" (3.72 x 2.90)

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

Bedroom Four 11'10" x 8'0" (3.61 x 2.45)

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

Bathroom 8'9" x 5'6" (2.67 x 1.69)

With a double glazed window to the front aspect, bath with shower attachment, spotlights to ceiling, low level WC, heated towel rail and sink.

Garden

A lovely sized family garden with plenty of space for seating, laid to lawn in the main and surrounded by beautiful plants and shrubbery. Access from both sides to the front of the house.

Garage 18'8" x 15'7" (5.71 x 4.75)

The garage has two electric doors leading to the driveway, light and electrical points.

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 G.

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. 183.8 sq. metres (1978.5 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 | | |
| 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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