





A well presented and extended spacious four double bedroomed detached family home located in a cul-de-sac position in a well regarded north Leamington Spa location.

The property is situated in this well regarded location in north Leamington and offers excellent family accommodation. The property boasts, in particular, three reception rooms and four double bedrooms as well as a breakfast kitchen, ground floor shower room and en-suite to master bedroom. The property has ample parking with car port and garage and lawned front and rear gardens. Viewing highly recommended.

The property is approached via a brick block paved driveway leading to...

Canopy Porch

With upvc double glazed entrance door, matching panel to side to...

Entrance Hallway

Dog legged staircase rising to first floor landing, radiator set behind cover, door to useful under stairs store cupboard.

Sitting/Family Room (Front)

12'4" x 11'11" (3.76m x 3.63m) With upvc double glazed multi paned style bow window to front elevation, radiator,

timber flooring and electric fire to fireplace.

Living Room

12'4" x 23'3" (3.76m x 7.09m) With broad double glazed patio doors to garden to rear, wall light points, two radiators, feature fireplace surround with inset living flame style gas fire and broad archway to...

Dining Room

16'8" x 10'3" expanding to 10'11" (5.08m x 3.12m expanding to 3.33m) With double glazed sliding patio doors to garden, radiator, upvc double glazed window to side.

Breakfast Kitchen



21'9" x 9'5" (6.63m x 2.87m) Fitted with a range of matching wall and base units with contrasting granite look working surface with upstands, sink drainer unit with mixer tap, concealed Smeg dishwasher, stainless steel fronted double oven and stainless hob over with glazed and stainless filter hood, concealed refrigerator, chrome radiator towel rail, useful under stairs half cupboard, two upvc double glazed windows, one to side one to rear elevation, down lighter points to ceiling, part multi paned glazed door through to side lobby. Breakfast area with room for table and chairs, radiator set behind cover, glazed multi paned door and glazed window through to dining room.

Side Lobby

With upvc double glazed entrance door to front elevation, louvred doors to useful store cupboard, further door to shallow shelved cupboard housing meters and door to utility room.

Utility Room

5'6" x 6'2" (1.68m x 1.88m) With working surface, space and plumbing for washing machine, space for two further appliances, splash back tiling, wall mounted boiler, upvc obscure double glazed window to front elevation, half tiled walls and floor.

Ground Floor Shower Room

Fitted with a white suite to comprise; pedestal wash hand basin with mono mixer, low level WC, large corner shower

cubicle with wall mounted shower and control, full splash back tiling, down lighter points to ceiling, upvc obscure double glazed window to side elevation, tiled floor and chrome radiator towel rail.

Staircase rising to First Floor Landing

With obscure double glazed window to side elevation and hatch to roof space and doors to deep linen cupboard with insulated hot water cylinder and radiator.

Bedroom One (Front)

16'4" including fitted wardrobes x 12'8" to front of fitted wardrobes reducing to 7'11" in dressing area. Upvc double glazed window to front elevation, comprehensive range of fitted wardrobes to either side of bed position with high level



store cupboards over and fitted bedside units, comprehensive range of wardrobes providing a variety of storage and hanging areas, fitted chest of drawers and dresser area with fitted dressing table, door to...

En-Suite Bathroom

Fitted with a white low level WC, pedestal wash hand basin, bath with wall mounted shower and control, full splash back tiling, upvc double glazed window to side elevation, chrome radiator towel rail.

Bedroom Two (Side)

19'3" x 9'7" reducing to 8'4" (5.87m x 2.92m reducing to 2.54m) With upvc double glazed window to front elevation

and double radiator, fitted wardrobe with sliding door, and high level cupboard over.

Bedroom Three (Rear)

11'4" x 12'2" plus built in wardrobes (3.45m x 3.71m plus built in wardrobes) With upvc double glazed window to rear elevation, radiator, twin wardrobes with sliding doors and high level store cupboards over.

Bedroom Four (Rear)

11'2" including fitted furniture x 10'2" plus built in wardrobe. With upvc double glazed window to rear elevation, radiator. This bedroom comes with fitted furniture to include; wardrobe to side of bed with high level stores over, further

sliding doors to built in wardrobe with high level storage over and dressing table/drawer unit.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with shower attachment to mixer tap, chrome radiator towel rail, full splash back tiling to walls and tiled floor, obscure upvc double glazed windows to side elevation.

Outside Front

There is a large brick block paved driveway providing plenty of off road parking which leads to the garage and car port. The remainder of the garden is principally laid to lawn with herbaceous planting, wrought iron gate leads through to the



rear garden.

Outside Rear

To the rear of the property the garden is principally laid to lawn and surrounded by close board timber fencing with shaped herbaceous planted borders. The remainder of the garden is principally laid to lawn with an L-shaped brick block paved landscaped patio area to the side and rear of the property with raised brick beds and outside tap.

Garage

17'9" x 8'1" min (5.41m x 2.46m min) With up and over door, power and light as fitted and personal door to rear.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

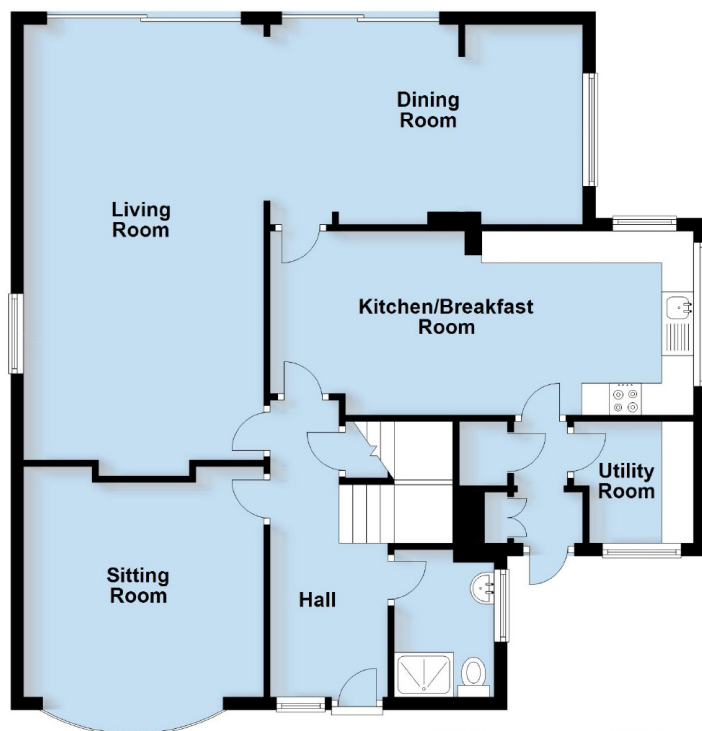
Location

From the agents offices, continue north towards Clarendon Square, passing on the right hand side and at the traffic island turn right onto Lillington Avenue. At the traffic lights continue straight ahead and at the next traffic island bear left onto Lillington Road, At the following traffic island take the second exit and continue straight on Lillington Road. Follow this road along for some distance taking the second left into Park Road and the first left into Belmont Road. Follow the road round to the left and on the right hand side is Arbury Close. The property is located towards the head of the cul-de-sac on the right hand side.

- Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

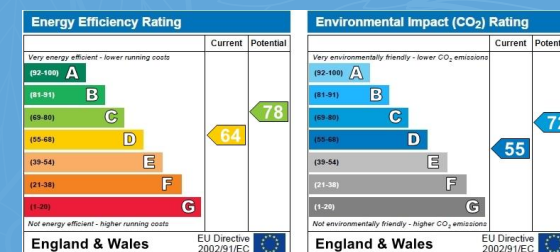
01926 881144 ehbresidential.com

Approx. 98.0 sq. metres (1054.9 sq. feet)



Total area: approx. 180.6 sq. metres (1944.0 sq. feet)

Approx. 82.6 sq. metres (889.1 sq. feet)



Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL