



Connells

FOR SALE

Connells

Oak Tree Close  
Leamington Spa

# Oak Tree Close Leamington Spa CV32 5YT

for sale  
**£1,100,000**



## Property Description

Situated in one of North Leamington's most sought-after residential locations, this substantial five-bedroom detached family home offers an impressive 2,678 sq ft of accommodation and presents an exciting opportunity for buyers looking to create their dream home. Offered for sale with no onward chain, the property boasts tremendous scope for modernisation and improvement.

The property is approached via a generous driveway providing ample off-road parking and access to the garage. An enclosed entrance porch leads into a welcoming and spacious reception hallway, with stairs rising to the first floor and providing an excellent first impression of the accommodation on offer.

To the front of the property is a substantial living room, flooded with natural light and offering an ideal space for family living and entertaining. To the rear, a second large reception room enjoys views over the garden and flows seamlessly into the kitchen, creating a versatile arrangement with excellent potential for reconfiguration into a stunning open-plan living space, subject to any necessary planning consents. Complementing the ground floor is a particularly generous utility room providing valuable additional storage and practical family space.

To the first floor, there are five well-proportioned bedrooms served by two bathrooms, offering flexible accommodation for growing families.

## Approach

Via a driveway providing ample off street parking.

## Entrance Hallway

Generously sized entrance hallway with stairs rising to the first floor, a built-in cupboard and a radiator.

## Family Room

Light and airy family room having a radiator, a double glazed window to front elevation and a feature fire place. Leading through to the study/home office area.

## Study Area

Ideal study/home office area or spacious additional reception area. Having a radiator, a double glazed window to side elevation and a door leading into the utility room.

## Utility Room

Fitted with wall and base units with work surfaces over and a radiator. Providing space for a washing machine whilst housing the gas boiler.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/c and a double glazed window to side elevation.

## Lounge/Dining area

Bright and airy lounge consisting of three radiators, two double glazed windows to side elevation, sliding patio doors leading to the rear garden and a door to the kitchen and a

second staircase leading to the first floor.

## Kitchen

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for white goods and comprising a radiator and a double glazed window to rear elevation leading into the utility room.

## First Floor

### Landing

The stairs lead from the hallway. There are two airing cupboards and doors to all bedrooms and both bathrooms.

### Master Bedroom

Double bedroom with built-in wardrobes, a double glazed window to rear elevation.

### Bedroom Two

Double bedroom with a built-in wardrobe, a radiator and a double glazed window to rear elevation.

### Bedroom Three

Double bedroom with two radiators and double glazed windows to front and side elevations.

### Bedroom Four

Double bedroom with a built-in wardrobe, a radiator and a double glazed window to rear elevation.

### Bedroom Five

Double bedroom with a built-in wardrobe, a radiator and a double glazed window to front elevation.

## Bathroom One

Fitted with a bath with mixer taps, separate shower cubicle and a low level W/C.

## Bathroom Two

Fitted with a bath with mixer taps, separate shower cubicle, a low level W/C, a radiator and a double glazed window to side elevation.

## Outside

### Rear Garden

A beautifully mature rear garden offering a variety of established shrubs and secure fenced boundaries, complemented by a patio seating area, an awning and a gate providing access to the front of the property.

### Parking

Driveway providing off road parking for four cars.

### Garage

Connells advise an internal inspection is yet to be carried out.

## Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

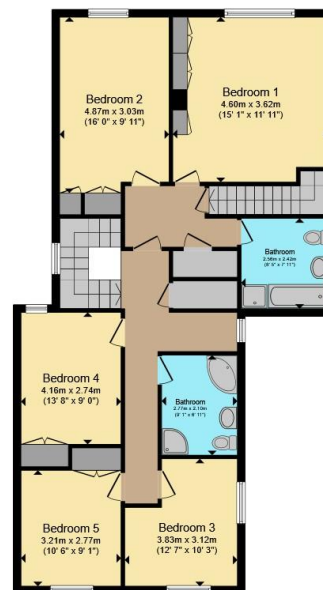








**Ground Floor**



**First Floor**

Total floor area 248.8 m<sup>2</sup> (2,678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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