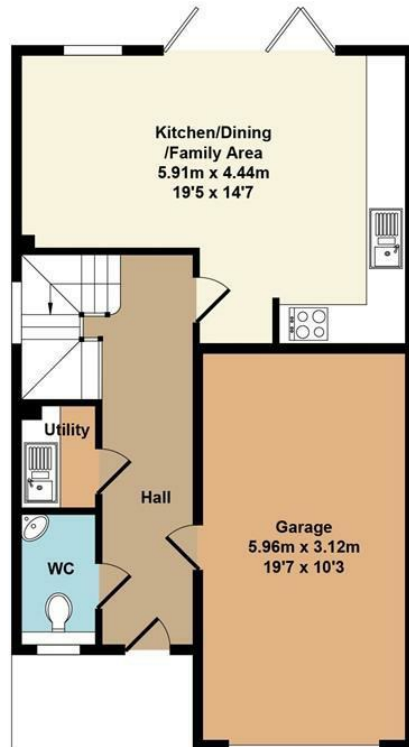




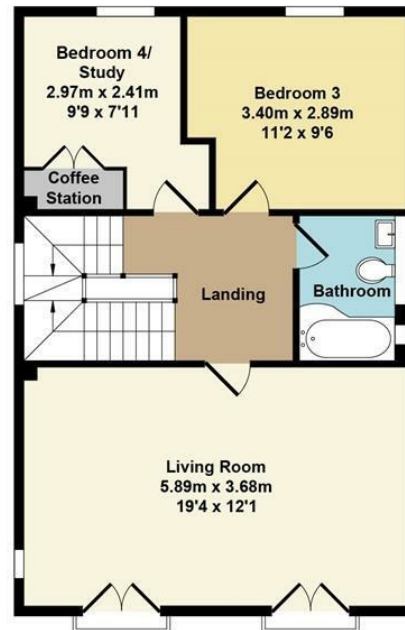
42 Cloister Way, Leamington Spa, Warwickshire, CV32 6QE

Cloister Way, CV32 6QE  
Total Approx. Floor Area 165.6 Sq.M. (1783 Sq.Ft.)

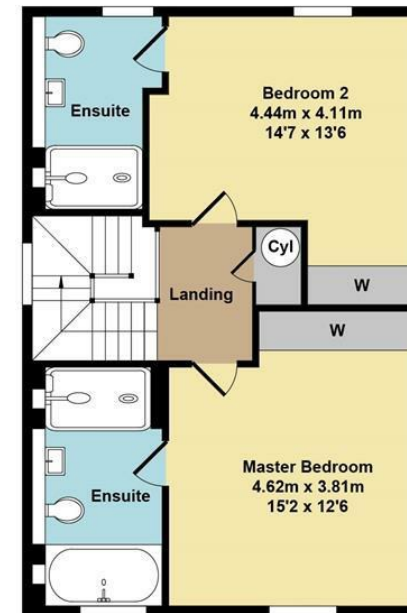
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 58.2 Sq.M.  
(626 Sq.Ft.)



First Floor  
Approx. Floor  
Area 53.7 Sq.M.  
(578 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 53.7 Sq.M.  
(578 Sq.Ft.)





- Modern Build
- Three Double Bedrooms
- Fourth Bedroom / Study
- Butlers Kitchen
- Large Kitchen/Diner with Modern Fitted Kitchen
- Driveway
- Still in NHBC Warranty
- Sought After Location
- Built by Spitfire Bespoke Homes
- EPC B



Offers Over £775,000

A spacious and beautifully presented four bedroom townhouse set in prestigious Cloister Way, north Leamington Spa. This high specification property is sizeable throughout with high ceilings and presented to the highest of standards; comprising an entrance hall, utility, WC, integrated garage, large kitchen/diner, living room, three double bedrooms, fourth bedroom/study, good sized garden and driveway. This really is a stunning example and viewing is essential.

#### APPROACH

with a block paved driveway having parking for two/three cars, fenced borders and having an open porch leading to the front door.

#### ENTRANCE HALL

with double glazed obscured glass door to the front elevation, high ceiling with inset ceiling downlighters, oak flooring, doors giving way to the ground floor accommodation and stairs leading to the first floor.

#### KITCHEN/DINER

A large high ceiling room with modern fitted kitchen having an array of wall and base mounted units and complementary quartz work surface over, with a four ring integrated gas hob with extractor over, integrated double oven, inset stainless steel one and a half bowl sink with monobloc chrome tap over, integrated drinks fridge, integrated dishwasher, glass splashback. Inset ceiling downlighters, tiled flooring, large bi-fold doors leading out to the rear patio area, TV point and underfloor heating.

#### WC

with part tiling, wash hand basin with vanity unit and storage, low level WC with concealed cistern and dual flush, inset ceiling downlighters, extractor fan and a double glazed obscured glass window to the front elevation.

#### UTILITY

with space and plumbing for washing machine, wall and base mounted units with work surface over, and extractor fan.

#### FIRST FLOOR LANDING

with inset ceiling downlighters, doors giving way to the first floor accommodation and central heating radiator.

#### LIVING ROOM

A sizable, light and airy room with high ceiling, two double glazed sets of doors with Juliet balconies to the front elevation, inset ceiling downlighters, central heating radiator and TV point.

#### BEDROOM THREE

A good sized double door with a double glazed window to the rear elevation, ceiling mounted lighting and central heating radiator.

#### FAMILY BATHROOM

with a low level WC having concealed cistern and dual flush, bath with mains fed shower over, part tiling, inset ceiling downlighters, extractor fan and towel radiator.

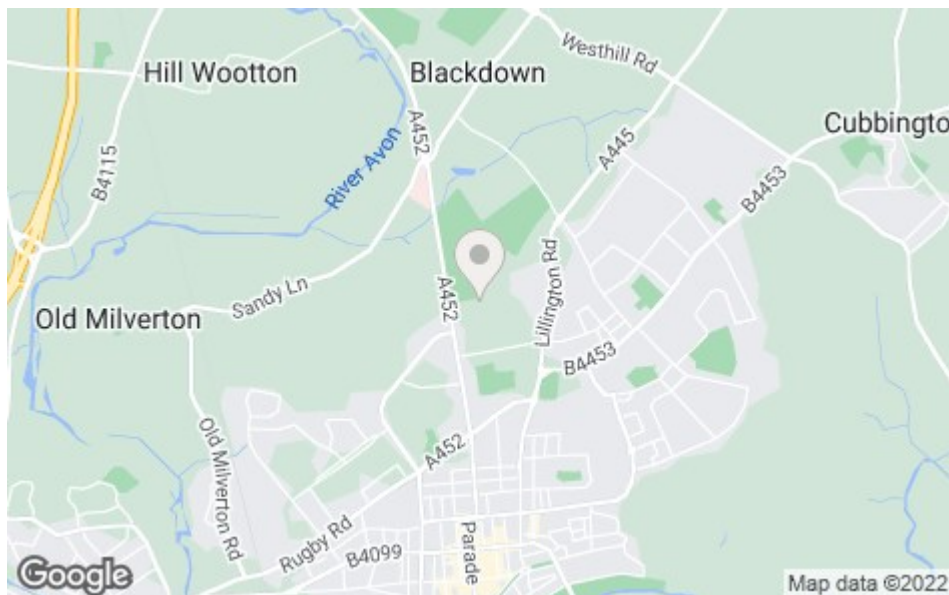
#### BEDROOM FOUR / STUDY

with a double glazed window to the rear elevation, ceiling mounted lighting, central heating radiator and a useful butlers' kitchen with a stainless steel sink with monobloc chrome tap over, work surface, open shelving, integrated fridge with freezer compartment.









## SECOND FLOOR LANDING

with double glazed window to the side elevation, loft access, central heating radiator, inset ceiling downlighters, airing cupboard and doors giving way to the bedrooms.

## BEDROOM ONE

A good sized double bedroom with a double glazed window to the front elevation, large built in wardrobes, ceiling mounted lighting, central heating radiator and door to en suite.

## EN SUITE

with full tiling, bath with separate walk in shower cubicle having dual shower heads, sink with monobloc chrome tap and low level WC with concealed cistern and dual flush. Inset ceiling downlighters, extractor fan and towel radiator.

## BEDROOM TWO

Another good sized double room with double glazed window to the rear elevation with ceiling mounted lighting, central heating radiators, built in wardrobes and door to en suite.

## EN SUITE

with a low level WC having concealed cistern and dual flush, wash hand basin with monobloc chrome tap, inset ceiling downlighters, extractor fan, double glazed obscured glass window to the rear elevation, towel radiator and large walk in shower cubicle with dual shower heads.

## GARAGE

which can be accessed internally. An oversized garage with electric up and over door, lighting and electric car charging point.

## GARDEN

mainly laid to lawn with a patio area, fenced borders and beds with mature shrubs.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. We have been informed by the vendor that there is an estate charge of approximately £200 per annum. These should be checked by your solicitor before exchange of contracts.



**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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