

Peter Clarke



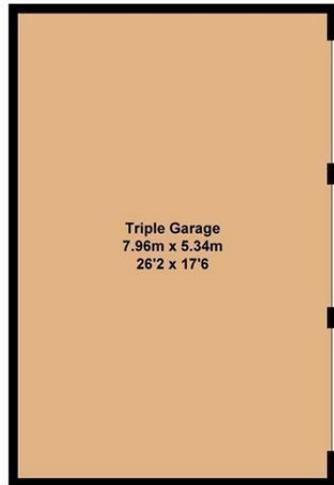
7 Simpkins Close

Leamington Spa

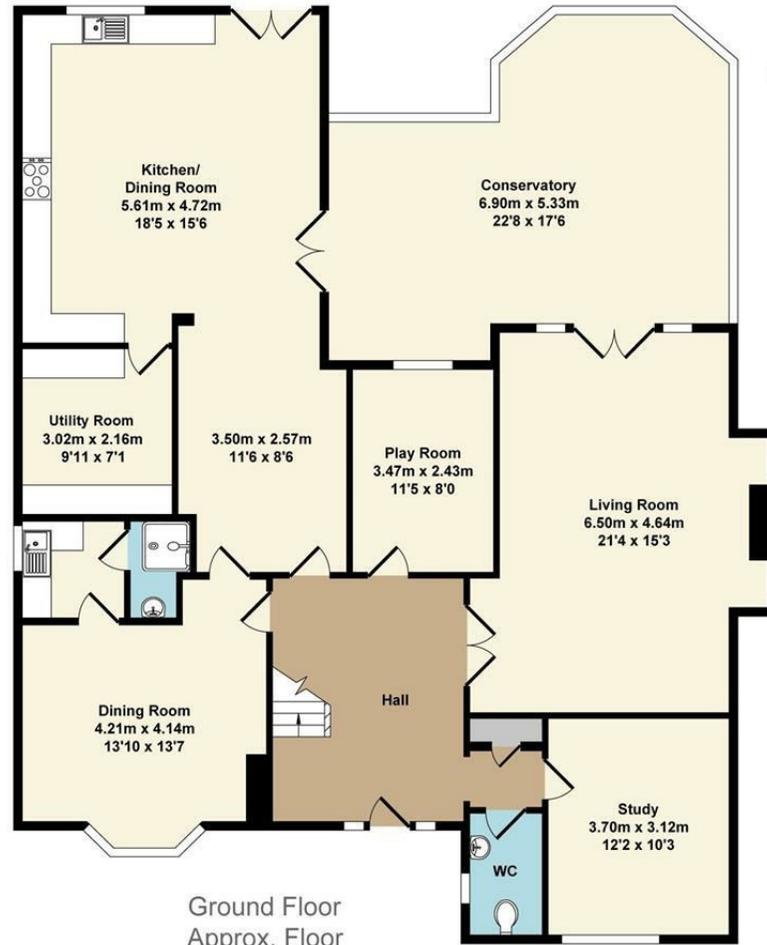
Simpkins Close, Weston under Wetherly, CV33 9GE

Total Approx. Floor Area 323.40 Sq.M. (3481 Sq.Ft.)

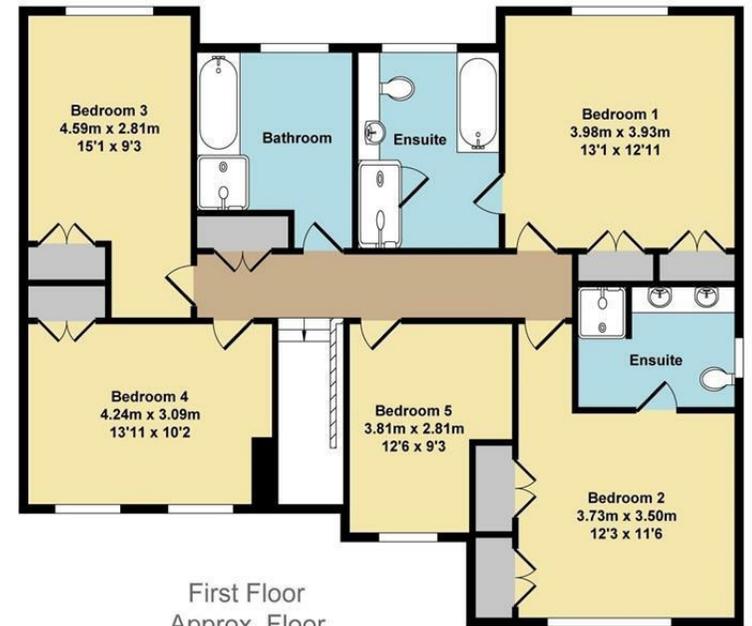
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Garage
Approx. Floor Area 42.50 Sq.M. (457 Sq.Ft.)



Ground Floor
Approx. Floor Area 172.80 Sq.M. (1860 Sq.Ft.)



First Floor
Approx. Floor Area 108.10 Sq.M. (1164 Sq.Ft.)



7, Simpkins Close

Leamington Spa, CV33 9GE

- Exceptional extended detached family home
- Offering five generous bedrooms
- Family bathroom and two en suites
- Four adaptable reception rooms
- Large conservatory/dining room
- Extended and refitted kitchen/dining room and utility
- Guest w/c and ground floor wet room
- Driveway parking for four plus cars and detached triple garage
- Stunning landscaped rear garden enjoying open views over surrounding countryside



Offers Over £925,000

A beautifully presented, spacious and largely extended, five bedroom, four reception room, family home situated at the end of a quiet cul-de-sac and enjoying outstanding views over the surrounding countryside. Having internal accommodation comprising five large bedrooms, two en-suites and family bathroom, four reception rooms, extended and refitted kitchen dining room, utility and conservatory dining room. Outside is a driveway for four plus cars, detached triple garage, attractive fore garden and beautifully landscaped rear garden with open views to the rear.

APPROACH

Accessed from Simpkins Close via a private graveled driveway and parking area, from here a footpath leads up to an open canopy porch and double glazed front door which opens into

ENTRANCE HALL

This large and welcoming entrance hall has stairs rising to the first floor landing and cloak storage cupboard.

GUEST W/C

Having a white suite comprising low level W.C and pedestal mounted wash hand basin, with tiling to splash backs and a side facing double glazed window.

KITCHEN DINING ROOM

This largely extended and modern kitchen/dining room comprises a range of solid wood fronted shaker style wall and base mounted units with unpolished granite work surfaces over and an inset one and a half bowl stainless steel sink and drainer unit with chrome monobloc tap, having a free standing Stoves cooker with overhead extractor fan, space and plumbing provided for both dishwasher and large American style fridge freezer with high grade vinyl flooring, ceramic tiled splash back areas and inset ceiling mounted downlighters. Large double-glazed window to rear elevation and further double glazed French doors giving views and direct access onto the rear paving and lawned garden beyond. Further to this we have central heating radiators, additional ceiling mounted lighting and glazed double timber doors giving direct access to the conservatory with further timber panelled door opening into utility room.

UTILITY

This useful utility space has a range of shaker style wall and base mounted units with contrasting wood effect work surfaces over and ceramic tiling to all splash back areas with high grade vinyl flooring and inset stainless steel sink and drainer, space and plumbing for both washing machine and tumble dryer. In addition, the utility also plays host to the modern Worcester Bosch central heating boiler, has inset downlighters, wall mounted extractor fan and side facing double glazed access door.

LIVING ROOM

This generous first reception room has a large inset fireplace with feature windows, rear facing double glazed windows and French

doors giving views and direct access into the conservatory and garden beyond. High grade vinyl flooring two ceiling mounted lights and two central heating radiators.

FORMAL DINING ROOM

The formal dining room has feature fireplace with electric fire, plaster moulded mantle and marble hearth, ceiling mounted lighting, central heating radiator and large double glazed bay window to front elevation, with timber panel door opening into kitchenette and work room.

KITCHENETTE

This useful kitchenette is accessed directly from the dining room and boasts a range of wall and base mounted units for storage, a one and half bowl with sink and drainer with chrome monobloc tap and under counter space for fridge freezer and counter top mounted hot plate. With double glazed window to side elevation, central heating radiator, ceramic tiling to floor and all splash back areas and ceiling mounted lighting. Further to this there is a glass door opening into a wet room.

WET ROOM

The wet room area has ceramic tiled floor and all walls, features an electric shower, centrally heated towel rail and pedestal mounted sink with chrome fittings, inset downlighters and ceiling mounted extractor fan.

GUEST W.C

Also accessed from the entrance hall is the guest w/c comprising a two piece white suite with low level w/c, pedestal mounted wash hand basin with chrome fittings, ceramic tiling to floor and all splash back areas, obscured double glazed window to side elevation, central heated radiator and ceiling mounted lighting.

STUDY

With a front facing double glazed window this adaptable study or adaptable third reception room currently being utilised as a home study and benefits from wood laminate flooring, ceiling mounted lighting and central heating radiator.

PLAY ROOM

Also accessed from the entrance hall the play room has a double glazed rear facing window looking out into the conservatory. Engineered oak floor and central heating radiator and ceiling mounted lighting.







CONSERVATORY/DINING ROOM

Accessed from both the kitchen and living room this large L-shaped conservatory/dining room provides the ideal spot to enjoy the wonderful garden and surrounding countryside views. Being constructed with low level brick walls to three sides and solid timber framing and double glazed panels. With ceiling mounted lighting and fans and central heating radiator and ceramic tiling to the floor.

FIRST FLOOR

With stairs rising from entrance hall, this large landing gives way to all five bedrooms and family bathroom. Benefitting from a large double fronted storage/airing cupboard which also houses the hot water pressurised cylinder with a loft access hatch benefitting from drop down ladder and light to the part boarded loft storage area. Having timber panelled door opening to master bedroom.

MASTER BEDROOM

This large double bedroom boasts two double fronted built in storage wardrobes, central heating radiator and ceiling mounted lighting with double glazed window offering outstanding views over the stunning lawned rear garden and surrounding Warwickshire countryside. With further internal door open into recently refitted en suite bathroom and shower.

MASTER EN_SUITE BATHROOM

This beautifully appointed and refitted bathroom and shower comprises oversized double ended panel bath with centrally mounted chrome monobloc tap, vanity unit mounted wash hand basin with under counter storage and enclosed cistern w/c and large enclosed shower cubicle with smoke glass screen and dual mains fixed shower. Further to this there is high grade vinyl flooring, ceramic tiling to all splash back areas, obscured double glazed window to rear elevation, oversize centrally heated towel rail, ceiling mounted light and extractor fan.

BEDROOM TWO

Another generous double room having double glazed window to front elevation offering views over the gravel driveway and well-maintained foregarden. Again, benefitting from two large double fronted built-in storage wardrobes with timber panel door to guest en suite.

GUEST EN SUITE

Comprises a four piece suite with low level w/c, two vanity unit mounted wash hand basins with chrome fittings and under counter storage and a large enclosed shower cubicle with mains fed shower, having ceiling mounted lighting and obscured double glazed window to the side elevation, central heating radiator.

BEDROOM THREE

The 3rd double bedroom has a rear facing double glazed window offering incredible views over the lawned rear garden and surrounding countryside. Ceiling mounted lighting and built in storage wardrobe and central heating radiator.

BEDROOM FOUR

Another well sized double room offering double fronted built in storage wardrobe, two large double glazed windows to the front elevation providing views over the foregarden, ceiling mounted lighting and central heating radiator.

FAMILY BATHROOM

A well appointed and spacious four piece bathroom comprising low level w/c, dual flush, pedestal mounted wash hand basin with chrome fittings, a panelled bath with chrome monobloc tap and shower head attachment. Further to this there is an enclosed shower cubicle with mains fed shower, high grade vinyl flooring, ceramic tiled floor and splash back area, inset downlighters, wall mounted extractor fan, obscured double glazed window to rear elevation and central heating radiator.



BEDROOM FIVE

The 5th bedroom currently being utilised as a single is capable of housing a double bedoom and has a front facing double glazed window, central heating radiator and ceiling mounted lights.

OUTSIDE

To the FRONT of the property situated behind a low level brick wall is the stunning foregarden, with well stocked borders and beds, a large gravel driveway providing off road parking for four plus cars and a detached triple garage.

TRIPLE GARAGE

Has vaulted ceiling and is accessible from the driveway by three up and over garage doors. One of which is electronically operated with further pedestrian access to the side elevation. In addition the garage also benefits from both power and lighting.

REAR GARDEN

This stunning south, south west facing lawned rear garden is fence enclosed to three side, with post and rail fencing to the rear and is mainly laid to lawn, with rear paving, well stocked plant and shrub borders and beds. Aluminium framed green house and fruit and vegetable garden located to the lower left hand side of the lawn. The garden is accessible directly from the kitchen and conservatory/dining room and offers outstanding views over the neighboring countryside.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must 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 G.

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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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