

## GARWAY CLOSE, LEAMINGTON SPA CV32 6LH



### **A FANTASTIC THREE BEDROOM DETACHED BUNGALOW IN A POPULAR NORTH LEAMINGTON LOCATION.**

- NORTH LEAMINGTON
- CUL-DE-SAC
- DETACHED BUNGALOW
- FRONT AND SOUTH FACING REAR GARDENS
  - DRIVEWAY AND GARAGE
  - LOUNGE/DINING AREA
  - KITCHEN
- THREE BEDROOMS AND BATHROOM
- SHOWER ROOM/UTILITY ROOM
- GARDEN PORCH

**3 BEDROOMS**

**PRICE GUIDE £640,000**

\*\* Back to the market 14/5/25\*\* This superb three bedroom detached bungalow occupies a highly sought after location in North Leamington Spa, this attractive home offers a wealth of generous accommodation. Set back nicely within a quiet cul-de-sac it has a private driveway, garage and spacious front and back gardens.

This type of property within this location is rarely available, so this is a good opportunity to secure a detached bungalow within a private and quiet North Leamington cul-de-sac.

The property has been well looked after by the current owner throughout. In fact, most recently the property has had a new roof installed. There is a super open plan sitting room and dining area, breakfast kitchen, front and back porches, three bedrooms, bathroom, shower room and a lovely back garden.

### **Approach**

The property is set back, within a lovely quiet cul-de-sac. having a generous front garden laid to lawn, spacious driveway and front access to the garage.

### **Porch**

The property is approached with a porch area leading to the front door.

### **Entrance Hallway**

A very spacious L shaped Entrance Hallway, allowing access to the Lounge/Dining area and all other rooms.

### **Lounge/Dining Room 22'3" x 12'1" (6.80 x 3.70)**

An open plan lounge/dining area which has a real charm and tranquility, with three radiators and three light points, lots of natural lights from double glazed windows to both the front and rear aspect, as well as garden doors leading to the rear garden area.

### **Kitchen 14'1" x 11'6" (4.310 x 3.52)**

Breakfast kitchen with a range of wood fronted base cupboards with complimentary working surface over, space for gas cooker, inset 1½ bowl stainless steel sink drainer unit, space and plumbing for dishwasher, splash back tiling with a range of matching eye level wall cupboards, door to pantry cupboard with shelving and further cupboard over, coved cornicing, Double glazed window to the rear elevation and access through to the garden porch area.

### **Garden Porch 9'2" x 4'11" (2.81 x 1.50)**

With views over the private rear garden.

### **Shower Room/Utility**

Flexible room fitted with a suite to comprise: low level W.C, pedestal wash hand basin, shower, space and plumbing for washing machine, obscure double glazed window to side elevation, double radiator.

### **Bedroom One 14'1" x 12'4" (4.31 x 3.77)**

A spacious double bedroom with a double glazed window to the rear, light point, radiator and fitted wardrobes.

### **Bedroom Two 12'5" x 9'10" (3.80 x 3.01)**

A double bedroom which benefits from a double glazed window to the front aspect, fitted wardrobes, light point to ceiling and wardrobe.

### **Bedroom Three 9'10" x 7'11" (3.01 x 2.42)**

### **Bathroom 9'3" x 6'9" (2.83 x 2.08)**

Fitted with a suite to comprise: low level W.C, pedestal wash hand basin, panelled bath with shower over, obscure double glazed window to side elevation with extractor, double radiator.

**Garage 17'5" x 8'9" (5.32 x 2.67)**

With an up and over door and personal door to rear leading to garden.

**Garden**

A superb SOUTH FACING rear garden predominantly surrounded by hedging and timber fencing with a paved pathway and patio area. The remainder of the garden is principally laid to a shaped lawn with deep and attractive well stocked mature herbaceous planted borders, brick block paved patio area with water feature. Hidden pathway leading to an area where this space for a shed. Side gate leading to the front.

**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 F

**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.

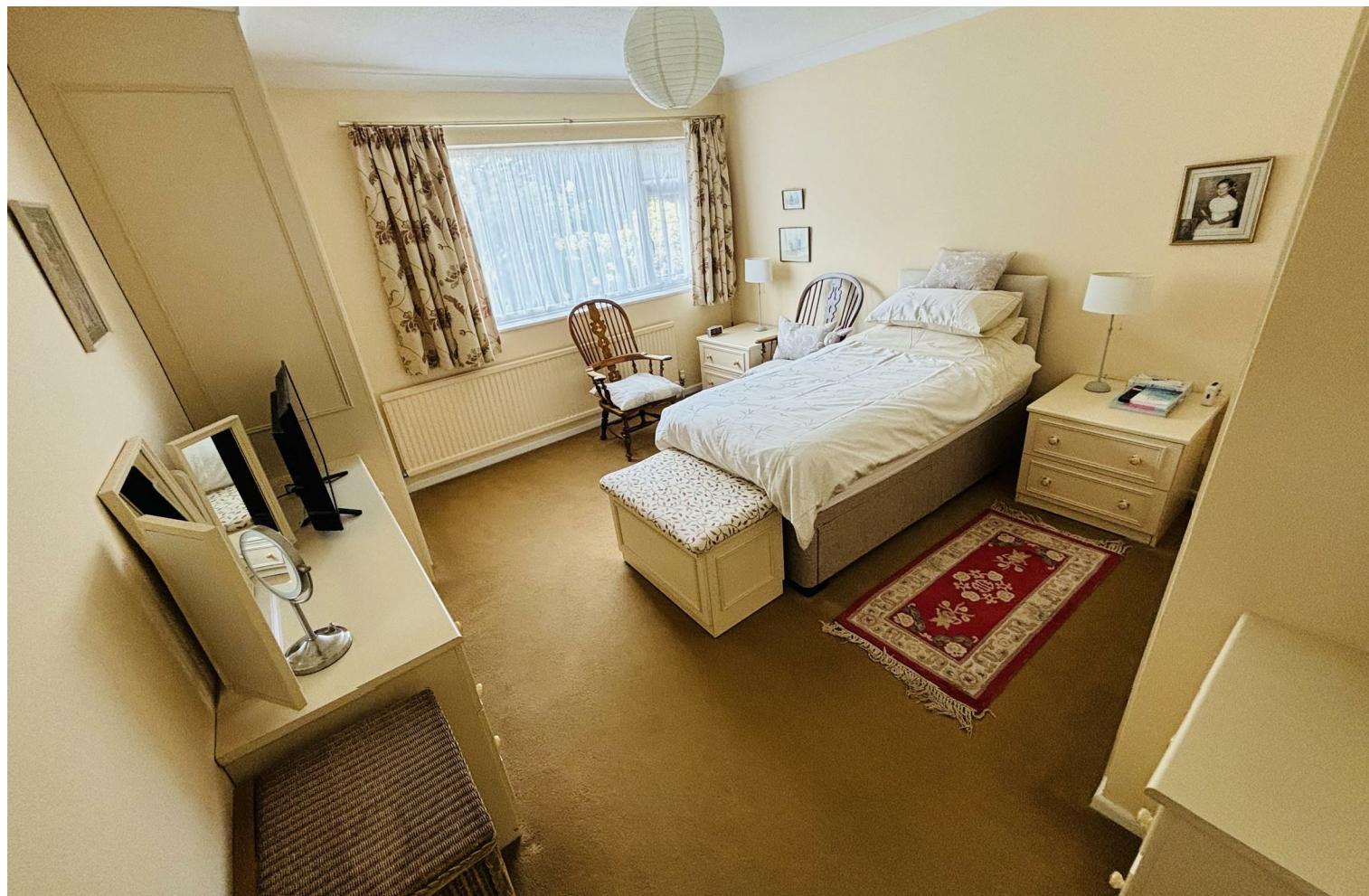
**Viewings**

Strictly by appointment through Hawkesford on 01926 438123







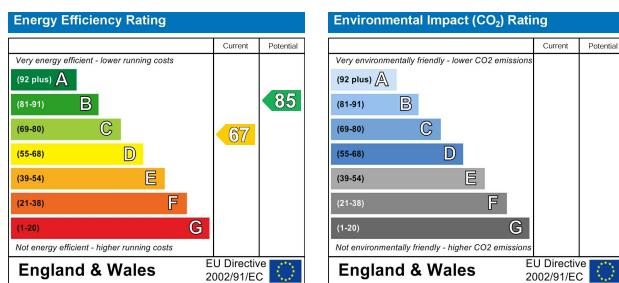








Total area: approx. 135.9 sq. metres (1463.0 sq. feet)



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