

ST. JAMES MEADOW ROAD, LEAMINGTON SPA CV32 6BZ



EXTENDED FOUR BEDROOM DETACHED HOME WITHIN A PRIME NORTH LEAMINGTON LOCATION.

- EXTENDED DETACHED
- NORTH LEAMINGTON
- CUL-DE-SAC
- COUNTRYSIDE VIEWS
- TWO RECEPTION ROOMS
- OPEN PLAN BREAKFAST KITCHEN
- GROUND FLOOR WC
- MASTER EN-SUITE AND THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- NO CHAIN!!

4 BEDROOMS

OFFERS OVER £685,000

** NO CHAIN** Hawkesford are delighted to showcase this stunning four bedroom detached family home, located in a prime North Leamington location.

St James Meadow Road is a modern but quiet cul-de-sac, rarely becoming available to purchase. This particular house occupies an enviable position within the road and backs onto stunning countryside views. It is also positioned within a favourable part of the cul-de-sac, with only a handful of houses within the same area.

The current owners have extended the property to superb effect on the ground floor, creating extensive well thought out accommodation. The owners have skilfully reconfigured and extended the ground floor, which now benefits from two large reception rooms and an attractive open plan breakfast kitchen room.

The first floor has a delightful large window at the top of the landing, allowing for plenty of light and views of the countryside. There is a master En-suite room, main bathroom and three further bedrooms.

The house has no onward chain so a swift and smooth transaction is a further benefit. The property also has lovely kerb appeal within it's position, having a spacious driveway and front garden. There are popular schools within the post code and Leamington Town Centre is within a short walk.

We fully recommend booking your viewing early to avoid disappointment.

Location

St James Meadow is a quiet cul-de-sac North of Leamington Town centre, the road itself is made up of a handful of houses and is within an easy walk of the town centre and benefits from rural walks in the countryside nearby.

Front

Set back off the road nicely, with a front garden and spacious driveway. Access to the front door along the side of the house leading to the porch area and main entrance doorway.

Porch Area 5'11" x 4'7" (1.82 x 1.40)

Light point to ceiling, access into main entrance and with a double glazed window looking into front reception room.

Entrance Hallway 19'1" x 4'3" (5.82 x 1.30)

Spacious and welcoming entrance hallway with access through to the front reception room, breakfast kitchen area, cloakroom, rear reception room and first floor stairs. With two light points to ceiling, radiator and under stair storage space.

Cloakroom 5'6" x 2'7" (1.68 x 0.80)

With a light point to ceiling, radiator, sink and WC.

Open Plan Lounge/Dining 27'9" x 16'4" (8.46 x 5.00)

A lovely sized open plan lounge area with space for a dining area. Living room area benefiting from lots of light through dual aspect double glazed windows to the front and side and a further double glazed window centrally to the side. With three light points to the ceiling and two radiators.

Open Plan Breakfast Kitchen 22'9" x 10'10" (6.95 x 3.31)

Stylish and modern bespoke fitted open plan breakfast kitchen area. Plenty of light generated via double glazed windows to the front elevation and double glazed patio doors to the rear. With spotlights to the ceiling and radiator. There is a further wall mounted radiator to the dining side of the room and further spotlights. Breakfast bar with space for seating and storage as well as plenty of kitchen worktop space with multiple storage compartments above and below. Integrated oven/grill with hobs and sink area.

Second Reception Room 25'1" x 9'8" (7.65 x 2.95)

Spacious second reception room which is part of the extension. Could be used for a variety of purposes, with two skyline windows, bifold doors leading to the garden area, two radiators, spotlights to ceiling and a further double glazed window to both side and rear aspects.

Shower Room 8'2" x 4'7" (2.50 x 1.41)

Sitting adjacent to the second reception room, with a double glazed window to the side, walk in shower, spotlights to ceiling, sink, heated towel rail and WC.

First Floor Landing

With a large double glazed window to the rear aspect overlooking countryside views, light point to ceiling, radiator and loft access. Access to all bedrooms and bathroom and with an airing cupboard.

Master En-Suite 14'5" x 9'2" (4.40 x 2.80)

With a double glazed window to the front aspect, radiator and light point to the ceiling and access to the En-suite area.

En-Suite 6'4" x 4'10" (1.95 x 1.48)

With a walk in shower, double glazed window to the rear aspect, low level WC, sink, spotlight to the ceiling and heated towel rail.

Bedroom Two 11'3" x 7'1" (3.45 x 2.17)

With a double glazed window to the front, light point to the ceiling, built in wardrobe and radiator.

Bedroom Three 10'11" x 9'4" (3.35 x 2.86)

With a double glazed window to the front and side aspect, light point to ceiling, built in wardrobe space and radiator.

Bedroom Four 9'8" x 8'9" (2.95 x 2.68)

With a double glazed window to the rear, light point and radiator.

Bathroom 7'0" x 5'8" (2.15 x 1.75)

With a double glazed window to the rear aspect, WC, sink, heated towel rail, light point to ceiling and walk in shower.

Garden

The garden benefits from not being overlooked from the rear, with views over the countryside. Mostly laid to lawn with space for seating on the patio areas.

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.

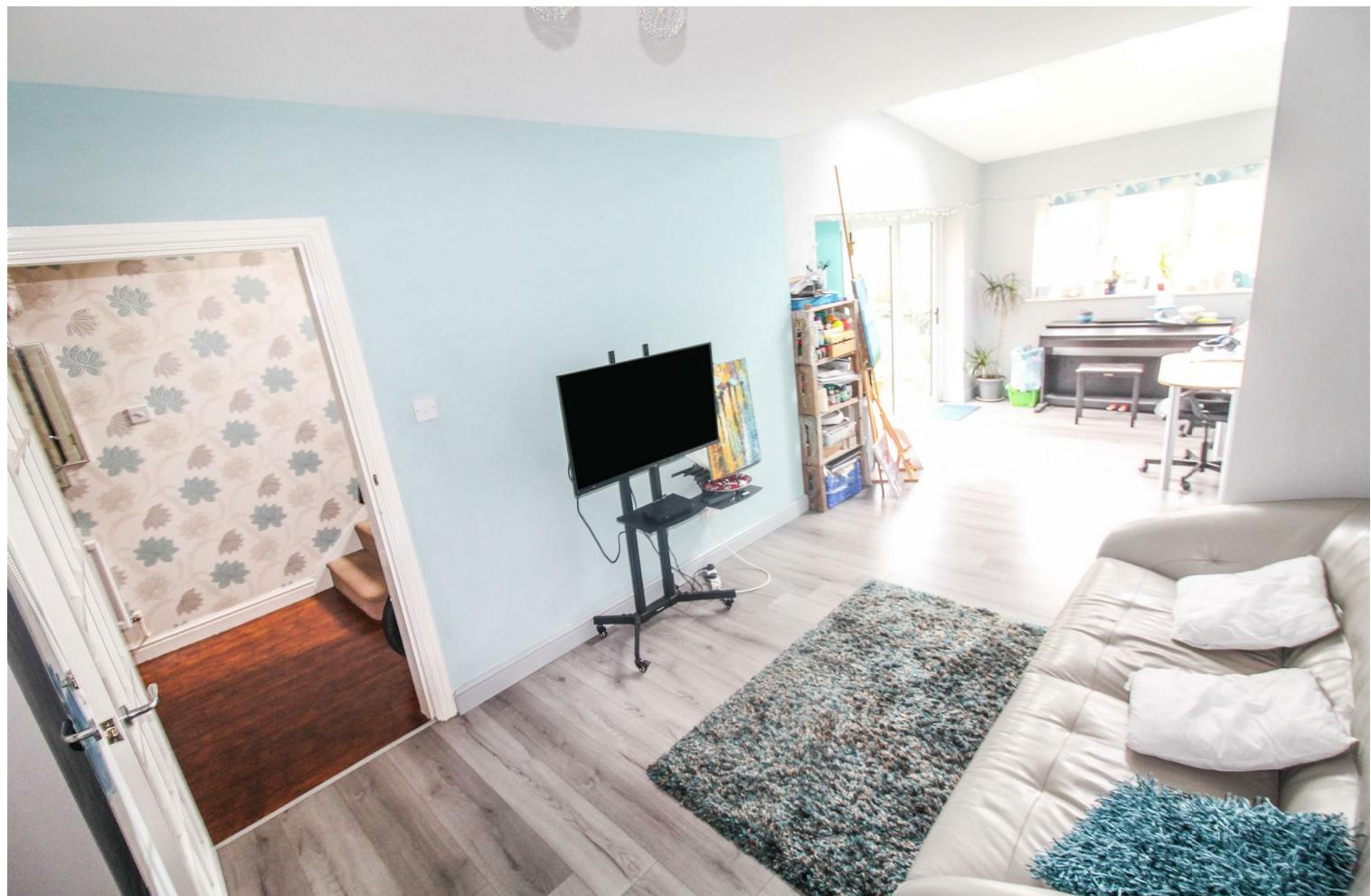
Viewings

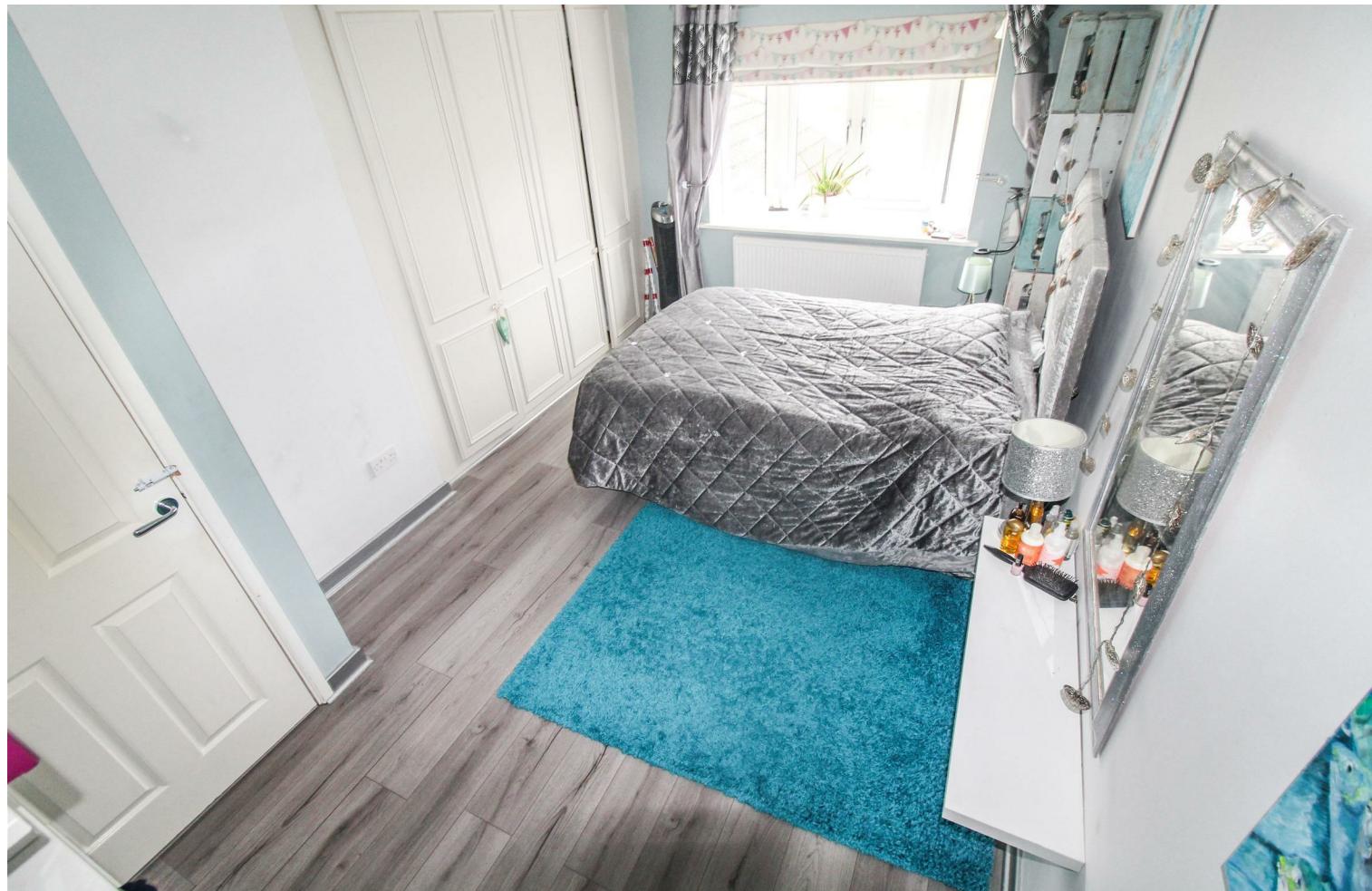
Strictly by appointment through Hawkesford on 01926 438123



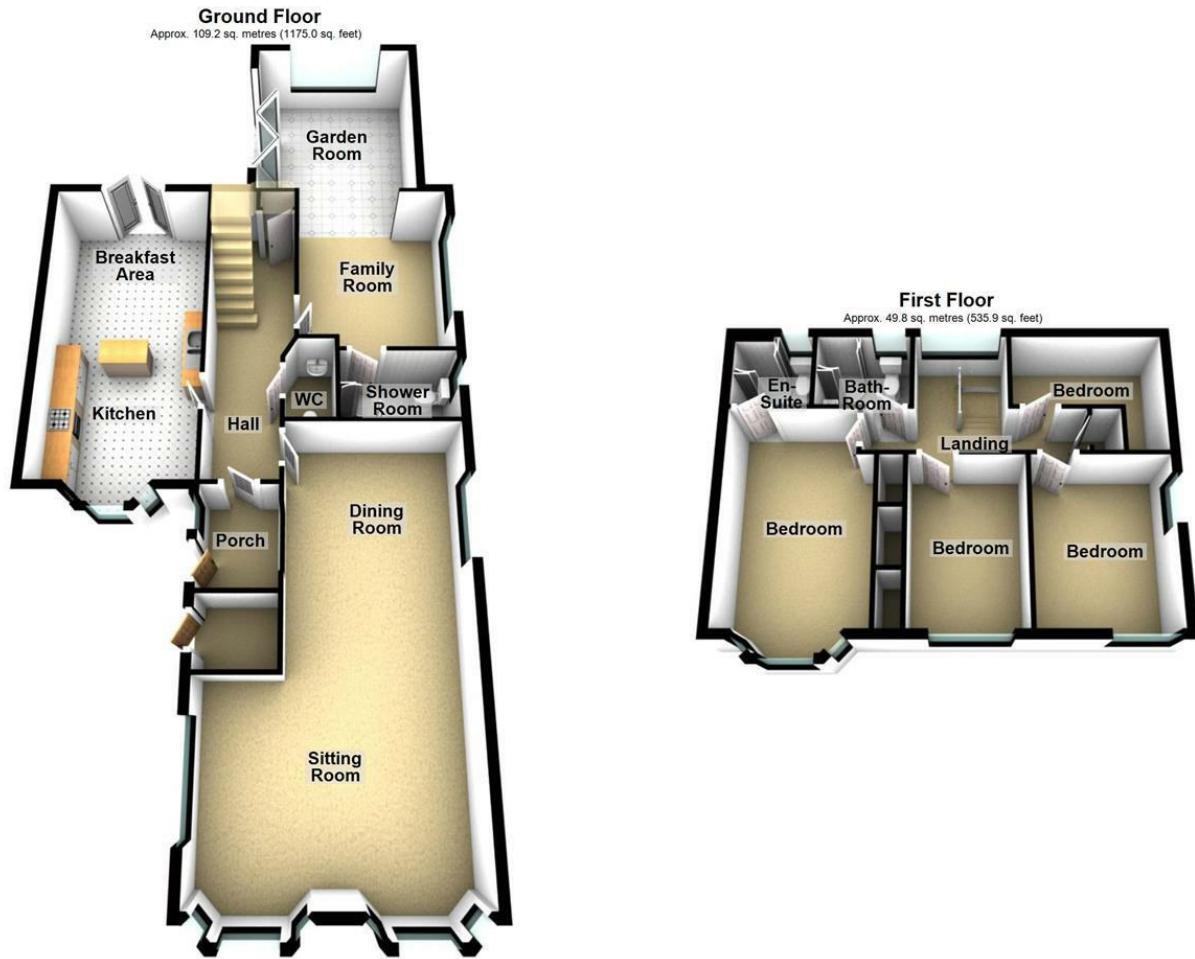












Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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