



Nightingale Avenue

WARWICK, CV34 6WN

Nathaniel Cleaver
The **Leamington Spa** Property Expert





This exceptionally well presented dual aspect family home was built seven years ago and is situated on a modern development.

It is close to all major Motorway and transport links, local amenities, schools, train station and nature area.

Property at a glance

Modern Detached Family Residence

4 Double Bedrooms

3 Bathrooms

Highly Popular Location

Enclosed Rear Garden & Patio Area

Driveway Parking For At Least 2 Cars

Dual Aspect Living Room

Integrated Kitchen / Dining Area

Double Length Tandem Garage (plans drawn up to convert it)

EPC Rating – B





In brief on the ground floor the property comprises of; entrance hallway, downstairs WC, integrated kitchen (with built in cooker & hob, dishwasher and washer /dryer) / dining area and dual aspect living room.

To the first floor is the master bedroom suite with double built in wardrobes and en suite shower facilities, bedroom four and a white modern family bathroom.

To the second floor is bedroom two and three, both good doubles, bedroom two also has direct access to the Jack and Jill en suite and bedroom three is currently being used as a study.

Further benefits include 3 years remaining on the NHBC certificate, a tandem driveway to the side for two cars and a single detached garage. The property is also situated on a corner plot overlooking green space and it has an enclosed rear garden.

The garage used to be the sales office for the developers so it has Velux windows, power & lighting and has an insulated roof - this would make a fantastic work from home office or games room / Gym.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

We have always loved the kitchen / dining area. Especially on a warm summers day when the room is filled with sunlight and the doors open leading onto the enclosed and private rear garden that is not overlooked.

The garden is also ideal to enjoy a morning coffee or a glass of wine at a family BBQ.

We bought the house as it offers flexible family living and is also within easy walking distance to local shops, the town centre where there is an abundance of bars, restaurants and boutiques as well as the train station.”



“Our favourite room – The Kitchen / Dining Area”

Services

Main water, gas and electric

Tenure

Freehold.

EPC Rating - B.

Council Tax Band - F.

Local Authority & Tax Band

Warwick District Council

Viewing Arrangements

Viewing strictly by appointment with sole agent

Nathaniel Cleaver - 07793 363210

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Total floor area 155.9 m² (1,678 sq.ft.) approx

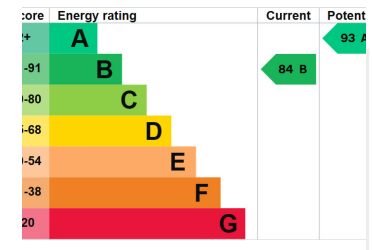
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Amenities/Distances

Easily walkable to all local amenities, schools, parks and the train station.

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

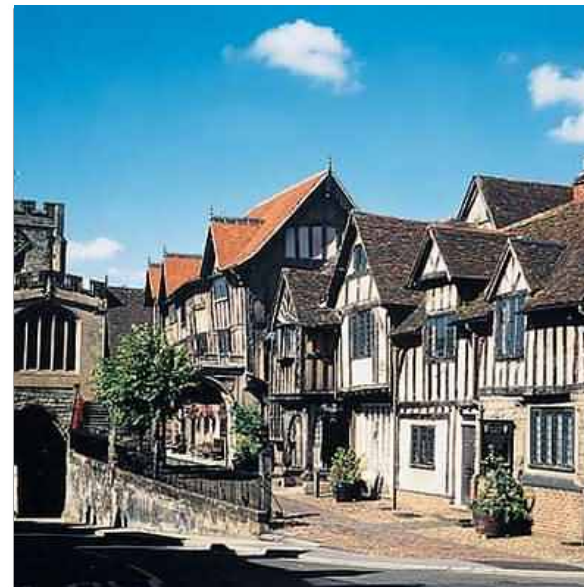
Warwick

Warwick is a town on the River Avon, in England's West Midlands region. It's known for the medieval Warwick Castle, founded by William the Conqueror. The Collegiate Church of St. Mary has a tower with city views and a Norman crypt. The timber-framed buildings of 14th-century Lord Leycester Hospital cluster by the city's West Gate. The St. John's House Museum is housed in a Jacobean mansion with gardens.



Warwickshire

Warwickshire is a ceremonial county in the West Midlands of England. It is bordered by Staffordshire and Leicestershire to the north, Northamptonshire to the east, Oxfordshire and Gloucestershire to the south, and Worcestershire and the West Midlands county to the west.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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