

BELVOIR!

Guide Price £1,095,000



7 Fairhurst Drive

, Leamington Spa CV32 6HX

** NO CHAIN **

Nestled in a highly sought-after neighbourhood just off Northumberland Road in Leamington, this spectacular family home offers an unparalleled living experience in a truly desirable area. The Tudor style façade pays homage to the historic architecture of the Warwickshire area, adding character and timeless elegance to the exterior. With 5 spacious bedrooms, 3 reception rooms, and an array of premium features, this property defines the perfect blend of elegance and comfort.

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ACCOMMODATION

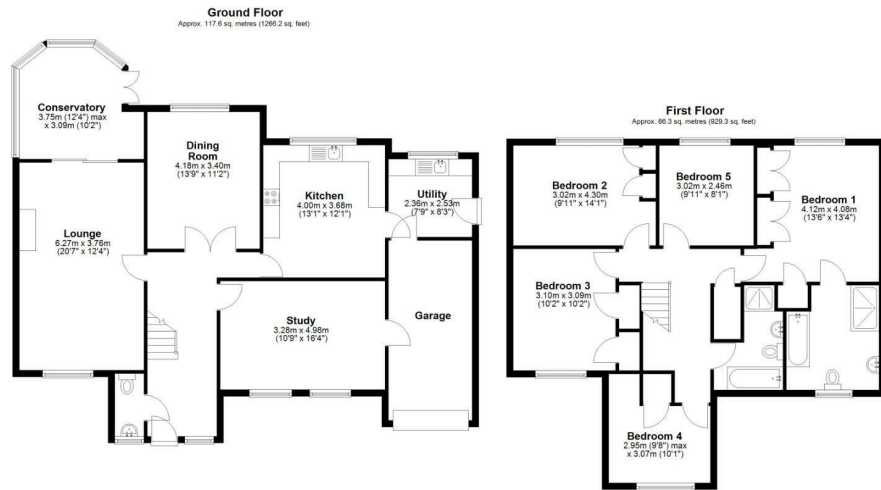
As you step through the welcoming entrance hall, a sense of space and light greets you. Three versatile reception rooms cater to various purposes, whether it be a children's playroom, a study, or a formal dining room. A bright and airy conservatory seamlessly connects the interior with outdoor beauty, providing an ideal spot for relaxation or entertaining. The kitchen, adorned with high-to-low units, seamlessly blends functionality with style, creating a chef's delight. The adjacent utility room, complete with space for a washer and dryer, a downstairs WC, and a spacious garage, adds practical convenience to your daily life.

The main bedroom on the upper level is a haven of tranquillity, boasting built-in wardrobes and a luxurious ensuite. The ensuite, equipped with a separate shower and bath, provides a spa-like retreat within the comforts of your home. Three additional large bedrooms, each featuring built-in storage, ensure that every family member enjoys ample space and privacy. A smaller fourth bedroom would make a fabulous nursery or study. Storage solutions throughout the property ensure a clutter-free and organized living space, adding a touch of practicality to this luxurious home.

The family bathroom features both a bath and a separate shower. Impeccable design and premium fixtures, create a space where relaxation is paramount. Step into the garden, where a delightful patio area invites al fresco dining and relaxation. The expansive lawn provides a perfect play area for children or a canvas for gardening enthusiasts. The large front garden, complete with a maintained lawn and driveway, showcases the impressive façade.

Nestled in the prestigious heart of Leamington just off Northumberland Road, this premium property stands as a testament to luxurious family living, elevated by its exceptional location. Here, residents benefit from the convenience of renowned schools, excellent transport links, and fantastic nearby amenities. The exclusivity of the neighbourhood, paired with the property's inherent charm, forms an ideal backdrop for family life.

Beyond the doorstep, the vibrant café culture of Leamington adds a touch of sophistication, fostering a sense of community and leisure. Furthermore, the nearby countryside provides a serene escape, harmonizing urban convenience with the tranquillity of nature.



Total area: approx. 204.0 sq. metres (2195.4 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		80			
		67			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

01926 422251
 22-23 Denby Buildings, Regent Grove,
 Leamington Spa, Warwickshire, CV32 4NY
 Email: amy.cunningham@belvoir.co.uk
 www.belvoir.co.uk



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.