



4 Sudbury Close, Leamington Spa, CV32 7PR

Offers over £325,000





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- No Chain
- Driveway
- Three Bedrooms
- Two Reception Rooms
- Extended
- Quiet Cul-De-Sac
- Spacious Bathroom
- Downstairs WC

****NO CHAIN, Extended & Three Bedrooms**** This fantastic extended home presents an excellent opportunity for those seeking a comfortable family home. With no chain involved, the property is ready for immediate occupancy, allowing for a smooth transition into your new abode.

Upon entering, you will be greeted by two generously sized reception rooms, perfect for both relaxation and entertaining guests. The spacious layout ensures that there is ample room for family gatherings or quiet evenings in. The property boasts three spacious bedrooms, providing a peaceful retreat for all family members.

One of the standout features of this home is the workshop/garage, which offers versatile space for hobbies, storage, or even a home office. This additional area enhances the practicality of the property, catering to a variety of lifestyle needs.

Leamington Spa is renowned for its beautiful parks, excellent schools, and vibrant community, making it an ideal location for families and professionals alike. With its blend of modern living and traditional charm, this property on Sudbury Close is not to be missed.

If you are looking for a spacious, well-appointed home in a desirable location, this house could be the perfect fit for you. We invite you to come and experience all that this wonderful property has to offer.



Porch	
WC	5'2 x 2'11 (1.57m x 0.89m)
Hallway	
Living Room	11'10 x 11'5 (3.61m x 3.48m)
Family Dining Room	17'9 x 11'3 (5.41m x 3.43m)
Kitchen	17'0 x 8'0 (5.18m x 2.44m)
Landing	
Bedroom 1	12'6 x 10'7 (3.81m x 3.23m)
Bedroom 2	11'3 x 10'07 (3.43m x 3.23m)
Bathroom	13'7 x 7'2 (4.14m x 2.18m)
Bedroom 3	9'5 x 8'6 (2.87m x 2.59m)
Workshop/Garage	16'6 x 5'4 (5.03m x 1.63m)
Store	

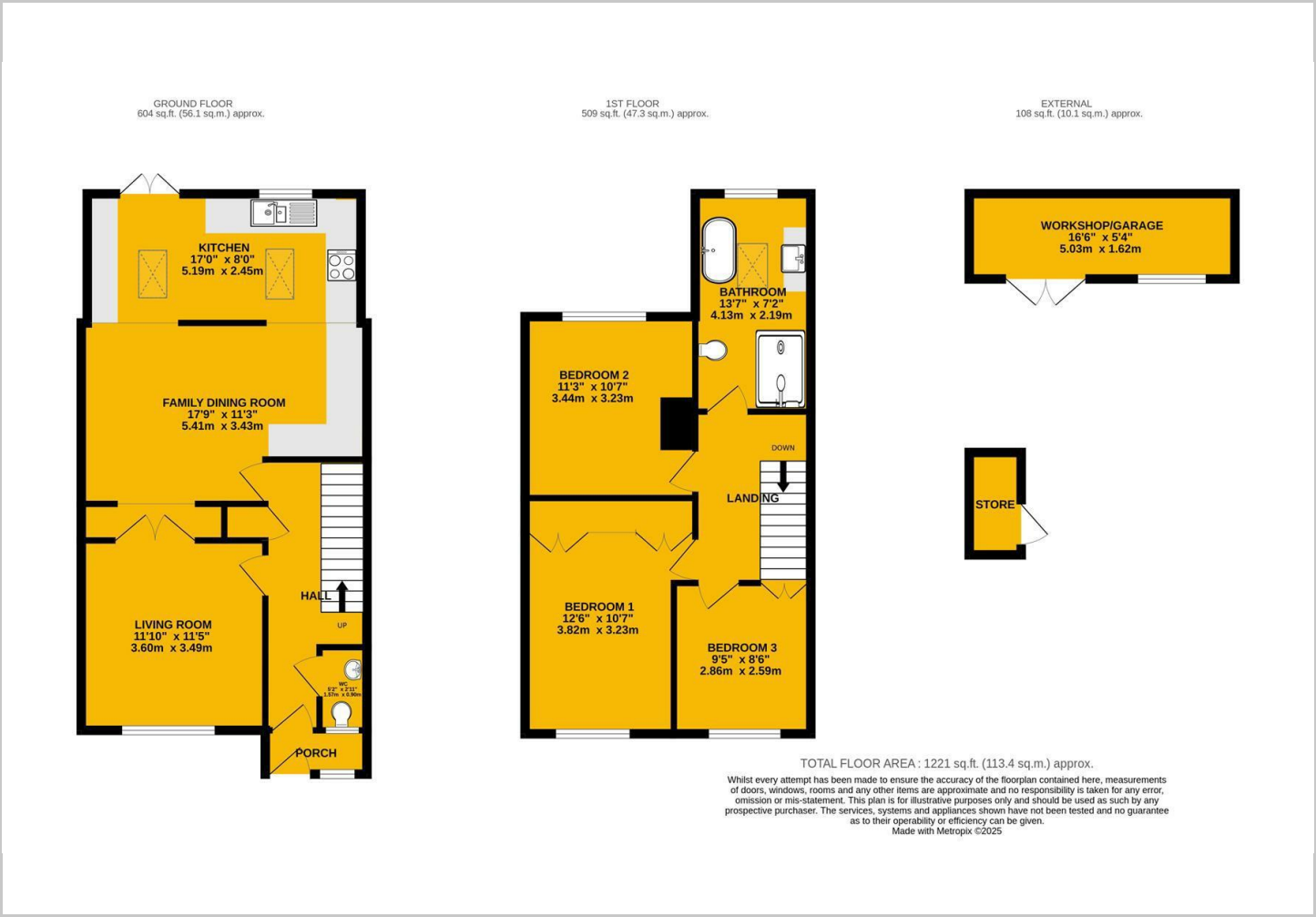


Directions

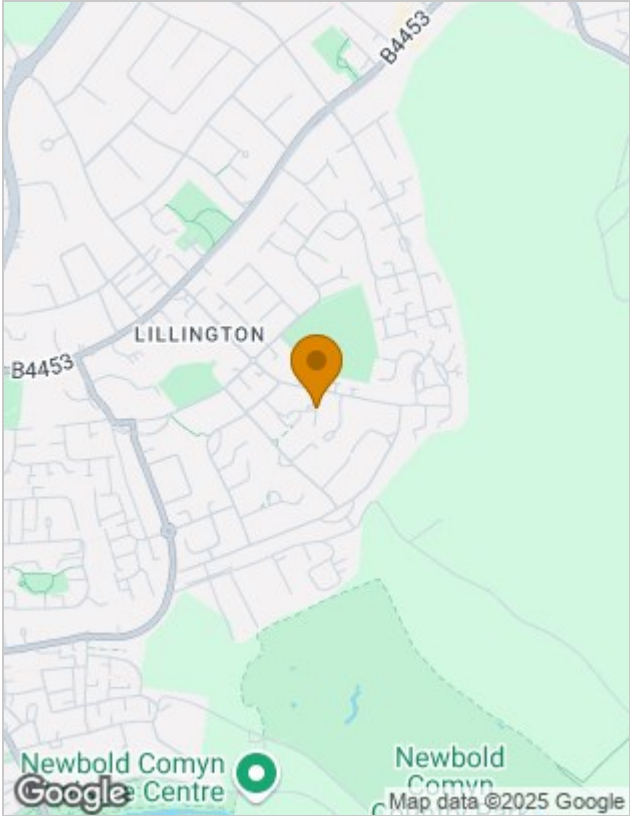




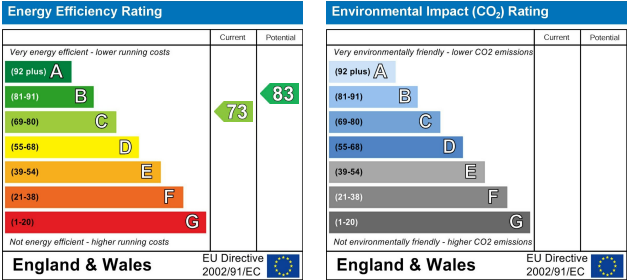
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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Contact us: Knowle 01564 791 130 or Warwick 01926 830 726
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