



Turner Close

Warwick, Warwickshire, CV34 6PZ













This bin is for
• BLACK PL
• POLYSTY
• PLASTIC
Something else
or composted
Thanks very



































Turner Close

A substantial, extended 5 / 6-bedroom detached family home, offering nearly 2000sq ft of flexible accommodation over 3 floors.

GROUND FLOOR

Entrance hallway leading to:

Cloakroom with With low level WC, wash hand basin and radiator

Living room With double glazed windows to the front and 2 x double panel radiators, engineered board floor, fire setting with hearth and surround, double glazed French doors with matching side windows opening to the patio and rear garden

Dining Room With radiator and double-glazed windows to the front, engineered oak board floor, and coved ceiling.

Kitchen / Diner With roll edge work surfacing incorporating one and quarter bowl single drainer sink with mixer tap and a four-ring gas hob. Base units beneath and eye level wall cupboards above including cooker hood. Tall larder cupboard incorporating the microwave and separate electric oven. Further shelved larder cupboard.

Conservatory With double glazed windows and doors out onto garden.

Utility Room With roll edge work surface and single drainer sink with mixer tap. Beneath is space and plumbing for washing machine. Further space for appliance. Rear door.

Shower Room with shower cubicle, WC and toilet.

Office with windows to front garden.

Bedroom / Gym / Playroom Multi functional room with windows to front and rear gardens.

FIRST FLOOR

Four good-sized bedrooms, one with ensuite toilet and sink, family bathroom also features. Stairs to:

SECOND FLOOR

Generous sized principal bedroom, with ample built in eaves storage and tiled en-suite shower room.

GARAGE

Half-sized garage with electric door.

Outside

The front garden offers parking for up to 3 vehicles To the rear of the house is a pretty, south-east facing private garden patio area, side access gate to Front.

Heating

Central heating, gas boiler and hot water tank.

Location

Warwick.

Warwick is a historic market town and the county town of Warwickshire, England, situated on the River Avon and famous for its magnificent Warwick Castle.

The town centre boasts charming medieval and 17th-century architecture, including the 14th-century timber framed buildings of Lord Leycester Hospital and the impressive Collegiate Church of St. Mary, offering historical insights and picturesque views.

Services

Mains water, gas, electricity, drainage and telephone.

Local Authority

Warwick District Council.

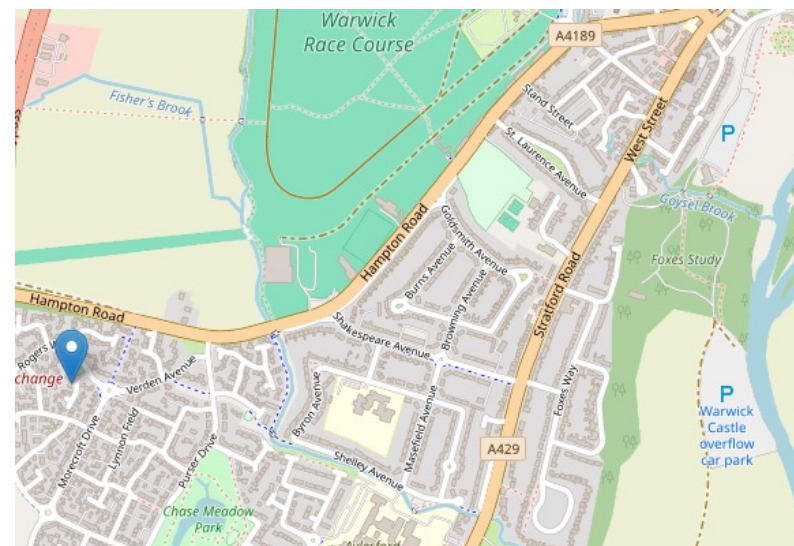
Viewing Arrangements

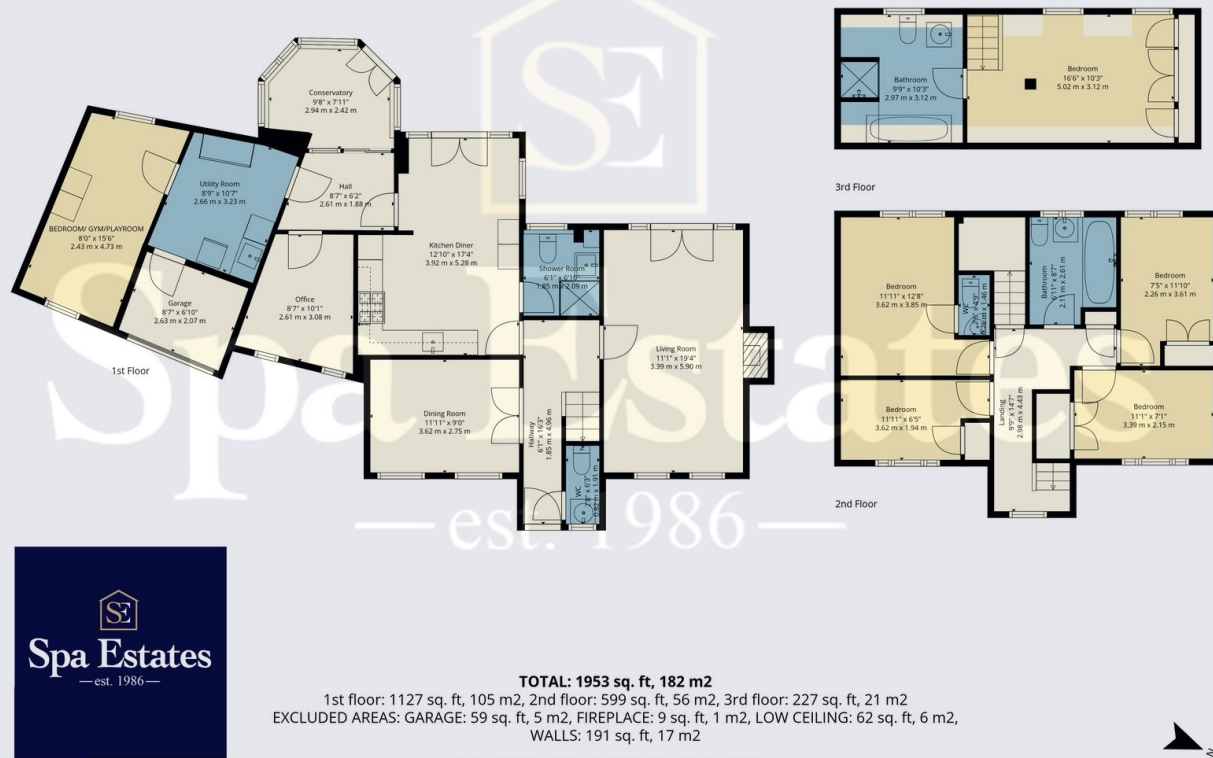
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

For more information visit spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm Saturday 9.00 am – 1.00 pm





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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 number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024







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