



Connells

Upper Holly Walk
Leamington Spa



Property Description

Five bedroom detached property with FOUR GARAGE AND DETACHED OUTBUILDING! Boasting an impressive 1.6 (approx.) acres of land and set in a prime position within close proximity to Newbold Comyn. Located up a lane on the way towards Newbold Comyn golf course, bars & dining, as well as being within walking distance of the town centre and local shops. In need of modernisation, this unique home would make an ideal family home.

Briefly comprising a welcoming entrance hallway with stairs leading to the first floor and a door to the lounge and kitchen. The kitchen has doors into the dining room which leads to an additional inner hallway with secondary stairs rising to the first floor. There are two utility rooms and a downstairs shower room on the ground floor. On the first floor there are five bedrooms and the family bathroom.

There is a detached outbuilding with two spacious storage rooms and stairs rising to an additional two rooms currently used as storage.

Externally there are approximately 1.6 acres of land, parking for several cars and four garages with electric doors.

Approach

Via gated access with a pathway leading to the front door.

Entrance Hallway

Spacious entrance hallway with stairs leading to the first floor. Comprising tiled flooring, double glazed windows to front and side elevation and doors to the lounge and kitchen.

Lounge

23' 6" up to bookcase x 12' 2" max (7.16m up to bookcase x 3.71m max)

Generously sized lounge benefitting from a feature fire place, two radiators, double glazed windows to front and side elevations and a serving hatch to the kitchen.

Kitchen

20' 7" max x 9' 3" max (6.27m max x 2.82m max)
Fitted with wall and base units with complimentary work surfaces and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is space for a cooker and space for a dishwasher. Comprising vinyl flooring, a radiator, two double glazed windows to front elevation and doors to the inner hallway/reception room, the utility room and inner hallway.

Dining Room

20' 5" max x 11' 9" max (6.22m max x 3.58m max)
Comprising a double glazed window to rear elevation and an archway leading to the inner hallway.

Inner Hallway/Reception Room

11' 4" max x 7' 6" max (3.45m max x 2.29m max)
Comprising double glazed windows to side elevations, stairs rising to the first floor and access to the dining room.

Utility Room

6' 3" max x 6' 3" max (1.91m max x 1.91m max)
Fitted with wall and base units with complimentary work surfaces over, incorporating a stainless steel sink and drainer unit. There is space for a washing machine. Comprising tiled flooring, a radiator and double glazed windows to front elevation.

Inner Hallway

Comprising doors to rear elevation, the pantry and downstairs shower room.

Pantry/Utility

Fitted with wall and base units and a double glazed window to rear elevation.

Downstairs Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, laminate flooring, a shaver point and a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway and inner hallway/reception room. Comprising solid wood flooring and doors to all bedrooms and the main family bathroom.

Bedroom One

11' 9" max x 8' 9" max (3.58m max x 2.67m max)

Double bedroom comprising a radiator and a double glazed window to side elevation.

Bedroom Two

14' 4" max x 9' 1" max (4.37m max x 2.77m max)

Double bedroom comprising a radiator and a double glazed window to side elevation.

Bedroom Three

12' 1" max x 9' 1" max (3.68m max x 2.77m max)

Double bedroom comprising a radiator and a double glazed window to side elevation.

Bedroom Four

10' 8" max x 7' 6" max (3.25m max x 2.29m max)

Double bedroom comprising wooden flooring, a radiator and a double glazed window to side elevation.

Bedroom Five

10' 6" max x 7' 5" max (3.20m max x 2.26m max)

Double bedroom comprising a radiator and double glazed windows to front and side elevations.

Bathroom

Fitted with a four piece suite, comprising a wash hand basin, bath, shower cubicle, a low level W/C, tiled flooring, a shaver point, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Sizeable rear garden, boasting approx. 1.6 acres of land. The garden is mainly laid to lawn with planted borders.

Parking

Driveway with a dropped kerb providing off road parking for several cars.

Garages

There are four garages, each having an electric door.

Detached Outbuilding

Having power and light and ample storage space. There are external stairs rising to an additional storage space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/SPA312216

directions to this property:

From St. Pauls primary school head towards the lane to the left hand side and walk up until you see the metal gates on the left where a Connells employee will be there to greet you.

EPC Rating: E

Tenure: Freehold



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