



Connells

Briar Close
Leamington Spa



Property Description

Occupying a highly sought after and convenient location in North Leamington Spa, this attractive semi-detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained and thoughtfully extended by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a spacious bay-fronted living room leading through to the open plan kitchen, dining, family room. There is also a utility room and downstairs cloakroom.

Upstairs the property boasts three bedrooms and family bathroom, the master benefitting from wardrobes. In addition there is a converted loft space.

Externally the property benefits from a driveway to the front while to the rear there is a beautifully landscaped garden ideal for entertaining with access to the outbuilding.

Approach

The property is set back from the road behind the driveway.

Hallway

10' 6" x 6' 2" max (3.20m x 1.88m max)

Having a radiator and doors to the dining room and to front elevation.

Downstairs W/C

Fitted with a wash hand base with vanity unit, a low level W/C, fitted towel rail and a double glazed window to rear elevation.

Lounge

20' 6" max x 11' 9" (6.25m max x 3.58m)

Generously sized bay-fronted lounge having an electric fire place, understairs storage cupboard and a radiator.

Dining Area

20' 10" x 8' 8" (6.35m x 2.64m)

Having an electric feature fire place, a radiator, ceiling spotlights, a double glazed window to rear elevation, sliding patio doors to the garden and double doors to the hallway.

Kitchen Area

8' 6" x 20' 1" (2.59m x 6.12m)

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a one and a half bowl sink and drainer unit. There is an eye-level electric oven and an induction hob with cooker hood over, with space for a dishwasher and space for an under counter fridge. Benefitting from a breakfast bar and a door to the utility.

Utility Room

9' 7" x 6' 9" (2.92m x 2.06m)

Fitted with wall and base units with work surfaces over. Providing space for a washing machine and a tumble drying. With a double glazed window to rear elevation and doors to the downstairs W/c and dining room.

First Floor Landing

The stairs lead from the hallway. There is a built-in storage cupboard with doors to bedrooms one, two and three as well as the family bathroom.

Bedroom One

10' 2" plus door recess x 9' 10" to wardrobe (3.10m plus door recess x 3.00m to wardrobe)
Double bedroom comprising fitted wardrobes with over head storage, a radiator and a double glazed window to front elevation.

Bedroom Two

12' 10" plus door recess x 8' 5" (3.91m plus door recess x 2.57m)
Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Three

10' x 7' (3.05m x 2.13m)
Comprising a radiator and a double glazed window to front elevation with stairs rising to the second floor.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a fitted towel rail, an extractor fan and a double glazed window to rear elevation.

Second Floor

Loft Area

Having fitted cupboards and ample storage space in the eaves and a double glazed dormer window to rear elevation. The central heating boiler is situated in the loft area.

Outside

Rear Garden

Private and beautifully landscaped garden being mainly block paving. Having raised planted borders and a pergola.

Outbuilding

11' 8" max x 11' 6" max (3.56m max x 3.51m max)
Having power, light, ceiling spotlights, a double glazed window to side elevation and a door to the garden. Also benefitting from further storage room measuring 11'7 x 5'6.

Agent's Note

We understand from our sellers that the property has been extended and the loft has been converted under permitted development rights. The current owners are awaiting building regulations sign off. We ask any potential buyers to make their own enquiries and satisfy themselves. Further information available upon request.





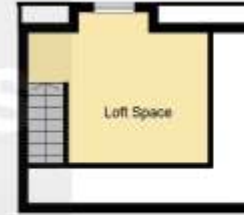




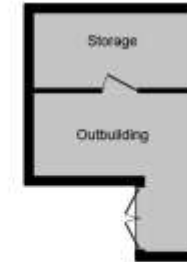
Ground Floor



First Floor



Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA313597



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA313597 - 0003