



42 Park Road

Leamington Spa **CV32 6LG**

Guide Price £600,000

42 Park Road

This immaculately presented three-storey modern townhouse is located in an extremely quiet and sought after position to the north of Leamington Spa town centre close to excellent local schools, the town centre and the major road network alike. Constructed by reputable builders AC Lloyd, and was formerly the Show Home and so comes with a host of extras throughout. To the front the property affords a lovely green outlook over open fields. Having spacious accommodation over three floors with an entrance hallway giving way to a downstairs cloakroom, a study, the integral garage and well equipped open plan reception family kitchen. The first floor has a large master bedroom with ensuite, a butlers pantry and a charming living room with Juliette balcony's and views. The second floor has three further double bedrooms with one en-suite and a family bathroom. There is driveway parking for two cars to the front, access to the garage and a private, landscaped rear garden with gazebo.

LOCATION

Park Road is a tree-lined road in a desired north Leamington location and within excellent school catchment areas. For convenience there is a local supermarket less than ¼ mile from the property. The property is only a short stroll from the Parade, at the heart of Leamington Spa town centre, with its wide range of cafes, restaurants and retail outlets. The property is also well situated for excellent communication links with the railway station close by together with major road networks.

ON THE GROUND FLOOR

Entrance Hallway

5.99m x 1.30m (19'7" x 4'3")

This spacious and bright entrance hallway has stairs rising to the first floor landing. The flooring has been laid with a durable oak flooring of which continues through all rooms on the ground floor. Benefiting with handy storage beneath the stairs and having paneled doors gives way to all ground floor rooms.

Study

2.08m x 3.67m (6'9" x 12'0")

Located to the front of the property with continued oak flooring, this study offers the perfect place to retreat in silence to work from home.

WC

1.94m x 1.02m (6'4" x 3'4")

A modern suite with continued oak flooring and a low level flush wc and wash hand basin.

Family Reception Kitchen

5.68m x 4.79m (18'6" x 15'8")

This large, open and sociable reception room is

beautifully presented with a modern glossy range of wall and base units offering lots of storage. Complementary works tops are supplied having tiled splash backs and a large central island offers further preparation space and seating. There is a selection of white goods integrated including an oven, a hob, an extractor, a fridge / freezer, dish washer, washer drier and wine cooler. The flooring seamlessly continues from the entrance hallway and doors lead you out to the landscaped garden.

Garage

Being integral and leading off the entrance hallway allowing easy access for storage.

ON THE FIRST FLOOR

Landing

3.08m x 1.11m (10'1" x 3'7")

With stairs rising to the upper level and doors leading to :-

Lounge

5.65m x 4.70m (18'6" x 15'5")

A well proportioned and immaculately presented spacious living room offering fabulous views through the floor to ceiling double doors with Juliet balconies.

Bedroom One

5.10m x 3.65m (16'8" x 11'11")

This beautifully presented and generous master bedroom benefits from a range of three double fronted built in storage wardrobes providing a mixture of hanging and shelving storage space. In addition there are two large double glazed windows to the rear elevation giving fantastic elevated views over the stunning rear garden with a paneled door leading into :-

Ensuite

2.15m x 2.17m (7'0" x 7'1")

Finished to an exceptional standard and comprising a three piece Villeroy & Boch suite with low level WC with dual flush, vanity unit mounted wash hand basin with his / hers sinks with under counter storage. There is a large double shower cubicle with dual headed shower and sliding glass screen. Having tiling to all splash back areas and flooring and spot lighting, ceiling mounted extractor fan, wall mounted vanity mirror and shaver point and heated towel rail.

Butlers Pantry

2.21m x 1.01m (7'3" x 3'3")

This incredibly useful kitchenette space is accessed from the first floor landing and provides space for under counter fridge and offers further storage to that of the kitchen with a selection of wall and base mounted units with contrasting work surfaces over, an inset stainless steel sink.

ON THE SECOND FLOOR

Landing

2.92m x 3.25m (9'6" x 10'7")

A spacious landing with large airing cupboard housing the water tank, doors to all rooms, loft access point and velux style window offering lots of natural light.

Bedroom Two

4.74m x 3.78m (15'6" x 12'4")

A large double bedroom with fitted wardrobes, dormer window with views to the front, velux style roof window and door into :-

Ensuite

2.87m x 0.90m (9'4" x 2'11")

With a modern suite, vinyl flooring, having shower, wash hand basin and low level flush wc, central heating radiator and spot lighting.

Features

Beautifully appointed modern town house

Sought after quiet location

Large kitchen dining room

Four well proportioned bedrooms

Two generous reception rooms

South Easterly facing rear garden

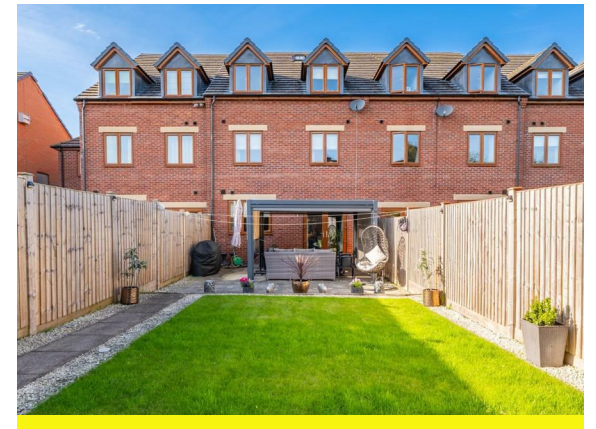
Guest WC & Butler's Pantry

Easily accessible for Leamington town centre

Integral garage

Stunning green views

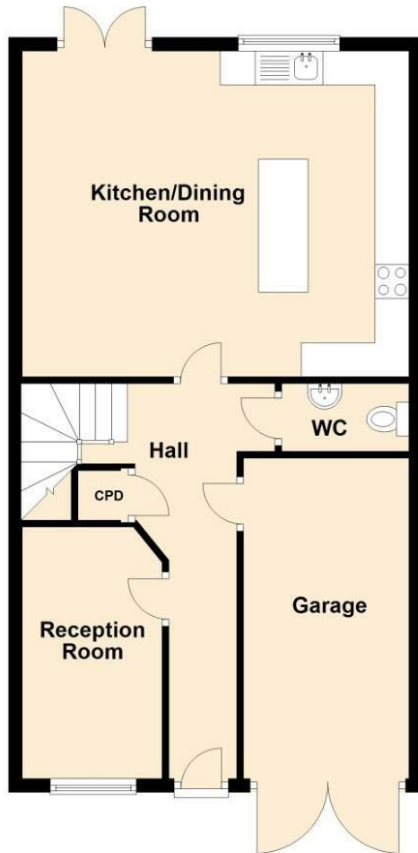




Floorplan

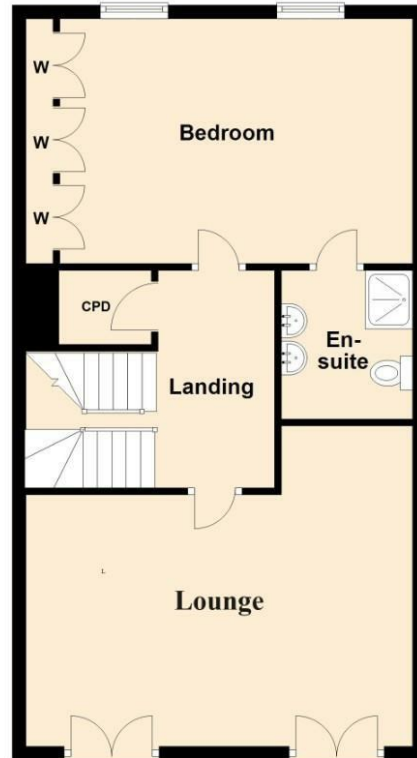
Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



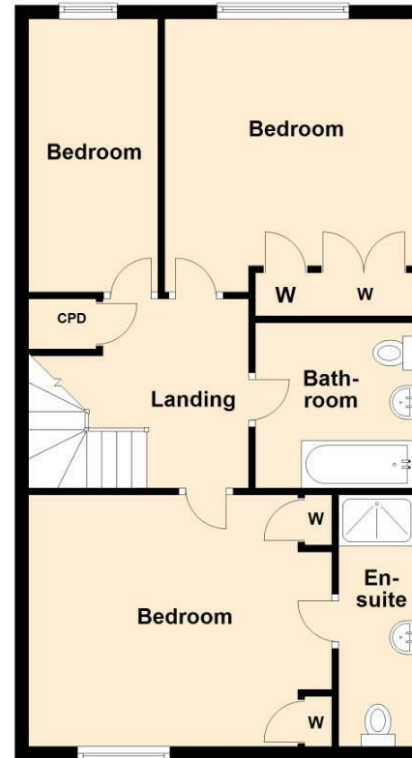
First Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



Second Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



Total area: approx. 183.5 sq. metres (1975.0 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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