



38 Warren Close

Leamington Spa **CV32 6LA**

Offers Over £925,000

38 Warren Close

This truly stunning detached family home has been cleverly extended, immaculately presented and completed to an incredibly high standard throughout with an industrial vibe. Located upon a quiet cul de sac within strolling distance to many schools and the town centre and has fantastic views over the Leamington Spa cricket grounds. Set back from the road sits this imposing rendered home. Upon entry you are struck by the quality finish on offer. Karndean flooring runs through the entire ground floor with the added benefit of underfloor heating with individual settings of which. The spacious entrance gives way to a timber paneled living room, a home office, cloakroom, snug lounge with wood burning stove. The heart of the house is the stunning family reception dining kitchen with separate utility room. The first floor continues with the spacious and luxurious feel having four double bedrooms; two with fitted dressing rooms and ensuite shower rooms, a third ensuite and a fabulous family bathroom. Externally there is a driveway, garage to the front and a landscaped rear garden with paved areas, timber pergola with lighting, lawns and paneled fencing.

LOCATION

Warren Close is a quiet cul de sac located just a short stroll from Leamington Spa town centre to the north. Having an assortment of detached residences on the close it is located conveniently to take advantage of easy access in to the town centre, the train station and local parks alike. It is also conveniently placed to take advantage of the major road networks for commuter access to various local and national towns and cities.

ON THE GROUND FLOOR

Entrance Hallway

8.16m x 1.81m (26'9" x 5'11")

A fabulous spacious entrance with karndean flooring and sweeping stairs rising to the first floor. Industrial style cattle grid black doors lead off to all rooms on this level.

Living Room

5.47m x 4.43m (17'11" x 14'6")

Set to the front of the property this stylishly decorated living room with lots of natural light has timber clad painted walls and continued karndean flooring.

Home Office

1.97m x 1.37m (6'5" x 4'5")

This purposely designed home office creates the perfect quiet space to tuck yourself away to deal with the day to day running of business. An internal door gives way to the boiler rooms which has all the under floor functions.

Cloakroom

1.77m x 1.22m (5'9" x 4'0")

This spacious ground floor cloakroom is finished in a luxurious style with wc and wash handbasin with tiled splash backs.

Snug Lounge

3.87m x 3.77m (12'8" x 12'4")

This lovely snug lounge is located to the rear and has cattle grid style doors leading out to the gardens and has inset a wood burning stove perfect for those winter evenings.

Family Reception Dining Kitchen

7.10m x 6.09m (23'3" x 19'11")

This fabulous dual aspect family reception dining kitchen is truly the heart of the house offering an amazing space benefiting a host of glazed doors to the gardens and large windows to the front. There is an abundance of solid timber fitted cabinets on offer with large central islands and a multitude of worktop space. The kitchen comes equipped with a full range of integrated appliances including a double oven, a microwave, a coffee machine, dishwasher and fridge / freezer and accesses the separate utility room.

Utility Room

3.31m x 2.02m (10'10" x 6'7")

With further storage on offer and plumbing and spaces for the washing machine and tumble dryer.

ON THE FIRST FLOOR

Landing

2.96m x 2.84m (9'8" x 9'3")

This open and airy landing offers a gallery style and tall ceilings and offers access to all rooms on the first floor.

Master Bedroom

5.83m x 5.43m (19'1" x 17'9")

Well what a master suite, this spacious and luxurious master bedroom has vaulted ceilings and views out over the cricket grounds. An opening leads you into the dressing area.

Dressing Area

2.90m x 1.55m (9'6" x 5'1")

Fully fitted with shelving and hanging and purposely placed lighting for the dressing table.

Ensuite One

2.63m x 1.89m (8'7" x 6'2")

A stunning ensuite shower room with vaulted ceilings having a velux roof window. The large walk in glazed shower with rainwater shower head dominates the room and there is also a wash hand basin and wc. The room is entirely tiled to both the walls and floors having under floor heating.

Bedroom Two

3.79m x 3.47m (12'5" x 11'4")

A further large double bedroom occupying lovely views over the cricket fields. Offering access into the dressing area.

Dressing Area

2.54m x 2.12m (8'3" x 6'11")

Fully fitted with shelving and hanging and purposely placed lighting for the dressing table.

Ensuite Two

2.35m x 2.09m (7'8" x 6'10")

A stunning ensuite shower room with vaulted ceilings having a velux roof window. There is a large walk in glazed shower with rainwater shower head together with a wash hand basin and wc. The room is entirely tiled to both the walls and floors having under floor heating.

Bedroom Three

3.51m x 3.01m (11'6" x 9'10")

A further great sized double bedroom finished to a lovely standard with views over the gardens and mature trees beyond.

Features

Detached Family Home

Immaculately Presented Throughout

Solar Panels

Large Open Plan Reception Kitchen

Two Living Rooms

Four Double Bedrooms

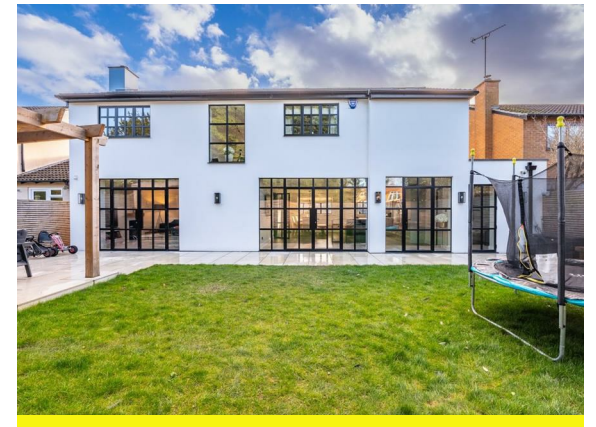
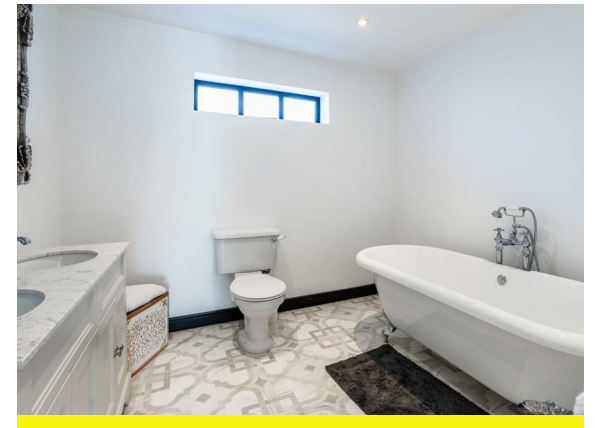
Two Dressing Rooms

Three Ensuited and Family Bathroom

Driveway, Garage and Landscaped Gardens

Walking Distance to Town Centre





Floorplan

Internal Living Area 2,269sq ft / 210.84m² (excluding garage)



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General Information

Tenure

Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage 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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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