



11 Beaufort Avenue

Leamington Spa **CV32 7TA**

Offers Over £470,000

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DOUBLE STOREY EXTENSION TO THE REAR – AMPLE OFF ROAD PARKING This superb four bedroom, well-proportioned family home offers generous living accommodation and is located in a highly sought after location in North Leamington with the popular Telford infant & junior school and North Leamington Schools in close proximity. In brief, the accommodation comprises – a porch, entrance hall with access to the garage, front lounge, separate dining room, kitchen, utility room and cloak room.

There is an integral garage accessed off the hall way with lighting and power; which could be converted in to another room to create more living accommodation. To the first floor there are four bedrooms and a family bathroom. There is a loft space for storage.

Outside there is a rear garden with patio area and lawn. To the front elevation there is ample parking for multiple vehicles. This is a lovely family home in a consistently popular area.

LOCATION

Situated to the North/East of Leamington Spa. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. With a variety of local amenities, doctors, dentist, parks and good local schools like Telford & North Leamington School and private school catchments. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

PORCH

Having a heated towel rail, space for hanging coats and storing shoes.

ENTRANCE HALLWAY

A bright and airy entrance hallway which has doors leading to adjacent rooms and stairs rising to the first floor landing.

LOUNGE

4.26m x 3.76 (13'11" x 12'4")
A great sized lounge which has a double glazed window to the front elevation, central heating radiator and space for lounge furniture.

DINING ROOM

5.88m x 3.00m (19'3" x 9'10")
This property has the benefit of having another reception room which is currently being used as a dining room. This room has French door leading out to the rear garden and a central heating radiator.

KITCHEN

7.15m x 4.16m (23'5" x 13'7")
The kitchen has been extended and is a great size for families. The kitchen in brief comprises of a sink unit, space for appliances such as a fridge /freezer, cooker and a dish washer. It also has a central heating radiator, work top surfaces, cupboards and storage units. Also having access to the utility area, two double glazed windows to the rear elevation and a door leading out to the side elevation.

UTILITY / CLOAK ROOM

Having a combination boiler, space for a washing machine and separate

dryer, low level W/C, sink unit, being part tiled and a having a double glazed frost window to the side elevation.

FIRST FLOOR LANDING

Having doors to adjacent rooms, double glazed window to the side elevation, an airing cupboard and access to the loft space.

BEDROOM ONE

4.26m x 3.64m (13'11" x 11'11")
Having a central heating radiator, double glazed window to the front elevation and space for bedroom furniture.

BEDROOM TWO

4.18m x 3.25m (13'8" x 10'7")
This bedroom is part of the extension and has a central heating radiator, double glazed window to the rear elevation over looking the rear garden and space for bedroom furniture.

BEDROOM THREE

3.65m x 3.04m (11'11" x 9'11")
Having a central heating radiator, double glazed window to the rear elevation and space for bedroom furniture.

Features

Four Bedroom Semi-Detached House

Light & Airy Accommodation

Garage With Lighting And Power

Ample Off Road Parking

Telford & North Leamington School Catchment

Three Reception Rooms Including The Kitchen

Separate Utility Area

Popular Location

EPC Rating C





Floorplan



General Information

Tenure
Freehold

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.

Fixtures & Fittings
Specifically excluded unless mentioned in these sales particulars.

Council Tax
Band D - Warwick District Council

