



30 Warren Close

Leamington Spa **CV32 6LA**

Guide Price £600,000

30 Warren Close

A rare opportunity to purchase this detached bungalow situated in a highly sought after cul de sac in north east Leamington Spa. The property affords easy access into the town centre with its renowned shopping and restaurants. The property has no onward chain.

The accommodation briefly comprises: entrance hallway, very spacious lounge overlooking the rear garden, dining room, breakfast kitchen, family bathroom, master bedroom with built in wardrobes with an en-suite shower room and a further two bedrooms. There is also loft space for storage and a storage cupboard in the hallway. Outside there is ample driveway parking. To the rear is a delightful rear garden with a patio area and a shed.

The property has potential to extend to the rear, subject to relevant planning permission required.

LOCATION

Warren Close is a popular and established cul-de-sac location of 1980's built detached properties, the location being quite unique in so much as it capitalises on pleasant views over the cricket ground. The location is ideally sited and within walking distance of the town centre and all amenities are within easy reach including local shops, schools and recreational facilities.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Having gas central heating radiator, a storage cupboard, doors leading to adjacent rooms and access to the loft.

LOUNGE

4.85m x 4.25m (15'10" x 13'11")
A light and airy room which

benefits from having a double glazed window to the front elevation, two gas central heating radiators and sliding doors leading out to the rear garden. Access to the:-

DINING ROOM

3.46m x 2.31m (11'4" x 7'6")
Having gas central heating radiator and double glazed window to the front elevation.

KITCHEN

3.61m x 3.27m (11'10" x 10'8")
Having a gas central heating radiator, double glazed windows to the rear elevation and door leading out to the rear garden. Also benefiting from worktop surfaces, cupboards, a sink unit, space for washing machine, oven unit and a four ring gas hob.

BATHROOM

2.83m x 1.65m (9'3" x 5'4")
Having a double glazed frosted

window to the side elevation, low level WC, sink unit and bath. Also being part tiled and having an airing cupboard.

MASTER BEDROOM

4.22m x 2.76m (13'10" x 9'0")
Having a double glazed window to the front elevation, gas central heating radiator, built-in wardrobes, space for bedroom furniture and a door leading to the:-

EN SUITE SHOWER ROOM

1.61m x 1.44m (5'3" x 4'8")
Being part tiled, low level WC, sink unit, corner shower cubicle, heated towel rail and a double glazed frosted window to the side elevation.

BEDROOM TWO

3.21m x 2.73m (10'6" x 8'11")
Having a gas central heating radiator and a double glazed window to the front elevation.

Features

Detached Bungalow
Delightful Rear Garden
Spacious Living/Dining Room
Breakfast Kitchen
Three Bedrooms
Ample Parking
Driveway
Highly Desirable Cul-de-Sac
No Onward Chain





Floorplan

Internal Living Area 924sq ft / 85.84m2

GROUND FLOOR



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General Information

Tenure
Freehold

Fixtures & Fittings

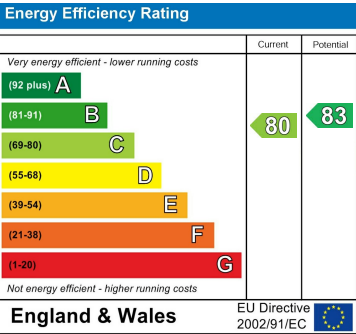
Services

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 E - Warwick District Council



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