



8 Elm Bank Close

Leamington Spa **CV32 6LR**

Guide Price £925,000

8 Elm Bank Close

This exceptional detached family home is situated in a prime North Leamington location just off Lillington Road and has been re-designed, re-fitted and re-decorated to an exceptional standard with a high end finish. With features including underfloor heating through the majority of the ground floor, the property exudes contemporary style and a host of sophisticated features including an impressive reception hallway off which access is gained to the sitting room, study/family room and the exceptional open plan kitchen/family dining room that extends across the rear of the house. From here bi-fold doors provide a vista to the rear garden, there also being a substantial utility room, whilst on the first floor two of the three double bedrooms are complemented by high quality en suite facilities giving three bathrooms in all. Externally an in/out driveway to the front provides extensive parking with the re-designed rear garden providing an open outlook beyond and a charming summer house. This is an excellent opportunity to purchase a thoughtfully and cleverly re-designed family home with an exceptionally high-end finish throughout.

LOCATION

Elm Bank Close is a cul-de-sac located just off Lillington Road within prestigious North Leamington. This is a highly sought after location and address, well placed for the full range of amenities and facilities available within the town centre along with road links to neighbouring towns and centres, along with major routes including the A46 and the Midland motorway network, notably the M40. Leamington Spa railway station provides regular commuter rail links to London and Birmingham, whilst the walkable facilities in the town centre include Leamington's wide array of parks, shops and independent retailers, popular bars and restaurants and artisan coffee shops.

ON THE GROUND FLOOR

A stylish entrance door opens into:-

IMPRESSIVE RECEPTION HALLWAY

With limestone flooring throughout and underfloor heating, inset ceiling downlighters and contemporary glazed doors radiating to:-

SITTING ROOM

4.09m into bay x 3.45m (13'5" into bay x 11'4") Having feature art deco style tiled fireplace with matching hearth, oak engineered flooring with underfloor heating and aluminium double glazed window with bespoke blinds.

STUDY/FAMILY ROOM

3.84m x 2.64m (12'7" x 8'8") Which could alternatively be used as a stand-alone dining room, having dual aspect aluminium double glazed windows with fitted blinds and oak engineered flooring with underfloor heating.

FABULOUS OPEN PLAN KITCHEN/FAMILY ROOM

8.18m max x 5.38m max (26'10" max x 17'8" max) The kitchen area being equipped with a range of hand painted units comprising base cupboards and drawers and over which are a combination of solid wood worktops and a granite drainer,

undermounted Belfast style sink unit with Quooker combination boiling water tap, integrated Neff dishwasher and coordinating open shelf units, between which is space for a range style cooker with granite splash plate, dual aspect aluminium double glazed windows to the kitchen area and limestone floor tiling with underfloor heating extending throughout the kitchen, family and dining areas, feature exposed brickwork to the lounge area, inset ceiling downlighters, aluminium double glazed bi-fold doors providing a vista through to the rear garden and beyond and original casement door which has been preserved as a feature opening into:-

REAR VESTIBULE

With aluminium double glazed door giving external access to the rear and through access to:-

UTILITY ROOM

3.99m x 2.31m (13'1" x 7'7") With limestone flooring complemented by hand painted units to match those in the kitchen which again feature solid wood worktops with matching upstands, undermounted twin bowl Belfast style sink, space and plumbing for washing machine and tumble dryer, coordinating double wall cabinet, roof light, personnel door to store room and contemporary vertical radiator.

CLOAKROOM/WC

Beautifully appointed with William Morris style wallpaper complemented by limestone flooring and with period style fittings comprising wash hand basin, high flush WC, period style radiator and towel warmer and obscure aluminium double glazed window.

ON THE FIRST FLOOR

SPACIOUS LANDING

With obscure aluminium double glazed window to the turn of the stairs, door to airing cupboard which houses the pressurised hot water system and doors to:-

MASTER BEDROOM SUITE

BEDROOM AREA (REAR)

4.01m x 3.40m (13'2" x 11'2") With magnificent ceiling-height gabled aluminium double glazed window to the rear along with two further coordinating windows to either side, engineered oak flooring, two contemporary vertical radiators and stylish panelling to one wall.

DRESSING AREA

Which is equipped with an excellent range of fitted wardrobing and clothes storage shelves, vertical radiator, oak engineered flooring and door to:-

SUPERB EN SUITE SHOWER ROOM

In wet room style with ceramic tiled walls and floor including walk-in shower with soakaway and dual head shower unit, low level WC, surface mounted granite wash hand basin with mixer tap, contemporary radiator and electric shaver point.

BEDROOM TWO (REAR)

2.84m x 2.74m (9'4" x 9'0") With aluminium double glazed window to rear elevation, oak engineered flooring, vertical radiator, hinged access to roof space with retractable ladder and sliding pocket door to:-

EN SUITE SHOWER ROOM

Being fully tiled with contemporary white fittings comprising low level WC, pedestal wash hand basin with mixer tap, corner shower enclosure with glazed doors giving access and dual head shower unit, vertical radiator and electric shaver point.

BEDROOM THREE (FRONT)

3.43m x 4.14m in bay window (11'3" x 13'7" in bay window) With aluminium double glazed bay window, oak engineered flooring, vertical radiator and stylish panelling to one side.

Features

Superbly Re-Modelled Detached House

Prime North Leamington Location

Sitting Room and Study/Family Room

Fabulous Open Plan Kitchen/Family Dining Room

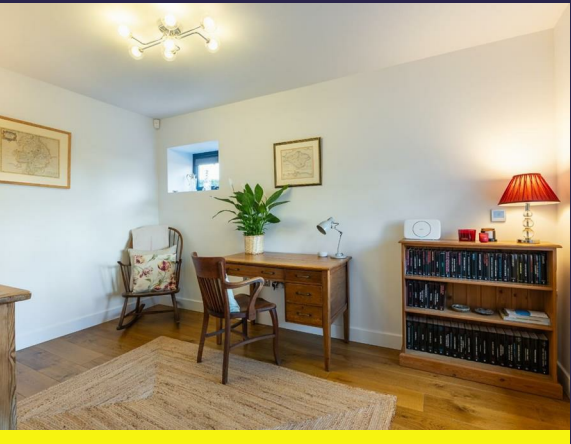
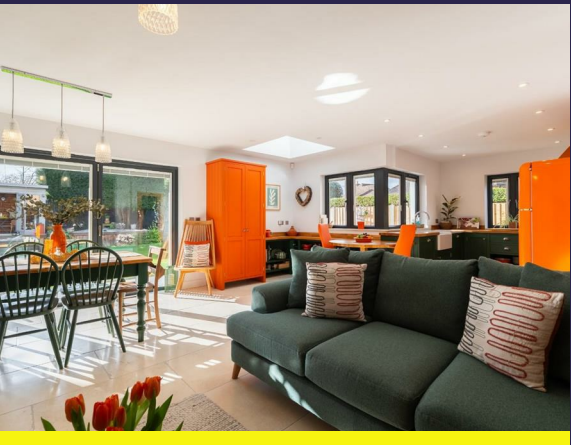
Separate Utility Room

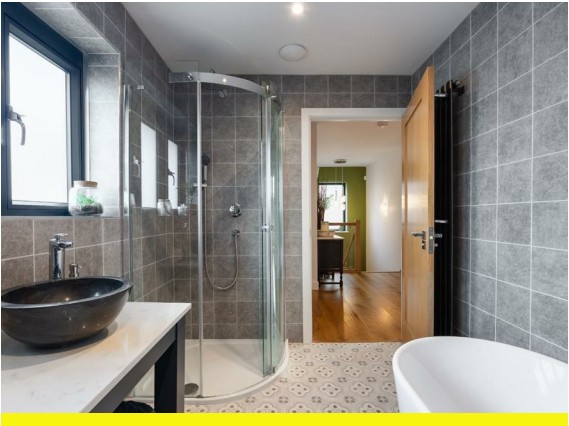
Three Double Bedrooms

Three Bathrooms

Large In/Out Driveway and Garage

Super Rear Garden With Summer House





Floorplan



General Information

Tenure
Freehold

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

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.

Council Tax
Band F - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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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