



8 Crowden Drive

Leamington Spa **CV32 6NX**

Guide Price £550,000

8 Crowden Drive

Situated on a private gated development on the sought after northern side of Leamington Spa, this modern three storey town house was constructed approximately 18 years ago by Crest Nicholson and has been occupied from new by the present owners. Providing deceptively substantial gas centrally heated and double glazed accommodation, features of the accommodation include a comfortable lounge and open plan kitchen/dining room to the ground floor, whilst the two principal bedrooms occupy the upper level of the house with Jack and Jill en suite bathroom to the master bedroom. On the first floor there are three further bedrooms, one of which offers en suite facilities, being an ideal guest bedroom, whilst outside there is an appealingly planted garden to the rear and double width driveway. Overall this is an impressively substantial family home providing flexible five bedroomed accommodation within a highly regarded location.

LOCATION

Crowden Drive lies off the far end of Lillington Road and forms part of a private development accessed via electrically operated gates. Town centre facilities are to be found a little over one mile away, including Leamington's wide array of shops, independent retailers, parks, restaurants and artisan coffee shops. There are excellent local road links available to neighbouring towns, centres and links to the Midland motorway network with Leamington Spa railway station providing regular commuter rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

GABLED PORCH ENTRANCE

With period style entrance door opening into:-

THROUGH RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, laminate flooring and doors to:-

CLOAKROOM/UTILITY

With corner wash hand basin having mixer tap, vent for tumble dryer, plumbing for a WC, central heating radiator and UPVC double glazed window.

LOUNGE

5.79m x bay window x 3.23m (19'0" x bay window x 10'7")

With UPVC double glazed bay window to front elevation together with two further double glazed windows to the side. Feature fireplace housing an open coal effect living flame gas fire, two central heating radiators and laminate flooring throughout.

KITCHEN/DINING ROOM

KITCHEN AREA

3.25m x 2.84m (10'8" x 9'4")

The kitchen being fitted with a range of gloss units having brushed chrome rod style door furniture and comprising a comprehensive range of base cupboards and drawers providing various storage solutions and complimented by coordinating wall cabinets to two sides, inset stainless steel gas hob with matching stainless steel filter hood over and integrated electric oven, integrated fridge freezer, together with integrated dishwasher and space and plumbing for washing machine, inset ceiling downlighters and UPVC double glazed window with through access to:-

DINING AREA

3.28m x 2.41m (10'9" x 7'11")

With central heating radiator and UPVC double glazed French style doors giving access into the rear garden.

ON THE FIRST FLOOR

SPACIOUS LANDING

With staircase off ascending to the second floor, built-in cupboard housing the replacement Baxi gas fired boiler and pressurised hot water system, along with panelled style doors radiating to:-

BEDROOM THREE (FRONT)

4.24m x 3.63m (13'11" x 11'11")

With UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Being partly tiled with white fittings comprising low level WC, pedestal wash hand basin with mixer tap, built-in shower enclosure with fitted shower unit and folding glazed door fronting, central heating radiator, mirrored wall cabinet and inset ceiling downlighters.

BEDROOM FOUR (REAR)

3.30m x 3.02m (10'10" x 9'11")

With UPVC double glazed window and central heating radiator.

BEDROOM FIVE (REAR)

3.28m x 2.24m (10'9" x 7'4")

With UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

Having white fittings comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, ceramic tiled splash areas, central heating radiator, mirrored wall cabinets and obscure UPVC double glazed window.

ON THE SECOND FLOOR

LANDING

With access trap to the roof space and doors to:-

MASTER BEDROOM (FRONT)

4.34m x 3.78m (14'3" x 12'5")

With two built-in double wardrobes, UPVC double glazed window, central heating radiator and door to:-

EN SUITE BATHROOM

Being Jack and Jill to the landing and having white fittings comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, ceramic tiled splash areas, separate shower enclosure with fitted shower unit and folding glazed door giving access, mirrored wall cabinets, obscure UPVC double glazed window, central heating radiator and inset ceiling downlighters.

BEDROOM TWO (REAR)

4.78m x 3.30m (15'8" x 10'10")

With two built-in double wardrobes, UPVC double glazed window and central heating radiator.

OUTSIDE

Features

Three Storey End-Terraced Town House

Private Gated Development

Lounge

Kitchen/Dining Room

Five Bedrooms

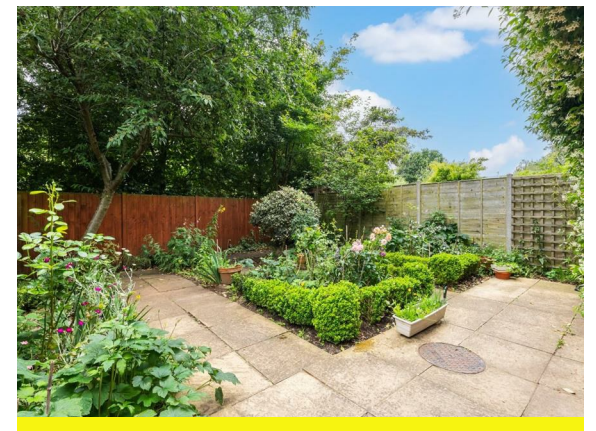
Three Bathrooms

Off-Road Parking

Gardens to Front and Rear

A Substantial Family Home





Floorplan

Internal Living Area 1624sq ft / 150.87m2



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General Information

Tenure
Freehold

Fixtures & Fittings

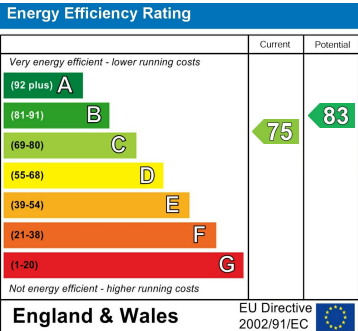
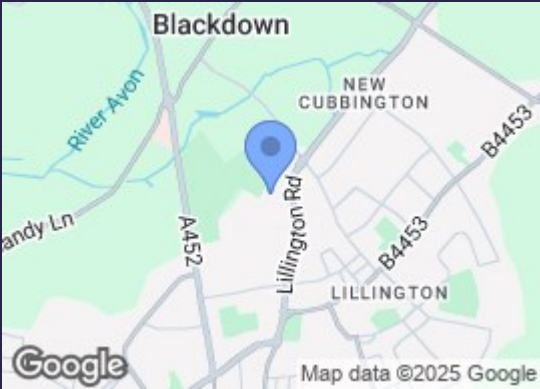
Services

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



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