



7 Oberon Close
Warwick **CV34 6XF**
Guide Price £575,000

7 Oberon Close

Heathcote

LARGE CORNER PLOT - POTENTIAL FOR A DOUBLE STOREY EXTENTION (STPP) We are thrilled to bring to the market this four bedroomed detached family home which is situated on a corner plot in a quiet cul-de-sac on Warwick Gates, conveniently situated for Royal Leamington Spa. The property benefits from an entrance hallway, spacious living room with a gas fireplace, separate dining room, breakfast / kitchen, separate utility room, downstairs cloakroom, four bedrooms, two en-suite bedrooms, a family bathroom, garage and off-road parking. This is an ideal family home and has been recently renovated to a great standard.

The property is worth viewing in person to appreciate the works carried out and the size of the corner plot.

LOCATION

Oberon Close is conveniently set in the heart of sought after Heathcote, within close proximity of the shops, restaurants and schools in nearby Warwick (2.3 miles) and Leamington Spa (2.8 miles). There are a number of popular state and private, primary and secondary schools within a short drive of Oberon Close, with Heathcote Primary School (0.5 miles) and Oakley School (1 mile) within walking distance, and Myton School (2.2 miles) and Warwick School (1.9 miles) a short drive away. Leamington Train Station (1.8 miles) and Warwick Parkway (3.8 miles) both provide direct services to London Marylebone (1 hour 23 minutes) and Birmingham train terminals (33 minutes). The motorway network is accessed via multiple junctions of the M40 and provides good access to London and the wider West Midlands.

ON THE GROUND FLOOR

ENTRANCE HALL WAY

With a door to the front, radiator, Karndean tiled flooring and stairs rising to the first floor landing.

LOUNGE

5.94m x 3.37m (19'5" x 11'0")

A light and airy spacious lounge comprising of a gas feature fireplace which can be controlled via a remote

control; with two small double glazed windows to the side elevation, two radiators, double doors to the dining room and a double glazed bay window to the front.

DINING ROOM

3.31m x 2.94m (10'10" x 9'7")

With a radiator, double glazed window to the side elevation, a sliding patio door leading into the rear garden and a door leading in to the kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM

4.87m x 3.10m (15'11" x 10'2")

A beautifully presented kitchen which is fitted with wall and base units with worktop surfaces, sink and drainer unit, double oven unit, a four ring gas hob and having an integrated dishwasher & fridge. Also having Karndean tiled flooring, a door to the utility room and side access to the rear garden.

UTILITY ROOM

1.84m x 1.52m (6'0" x 4'11")

With Karndean tiled flooring, wall and base units, sink unit, space and plumbing for a washing machine, a window to the side, radiator and a door to the garage.

CLOAKROOM

1.73m x 1.67m (5'8" x 5'5")

Fitted with a wash hand basin, low level WC, radiator and Karndean tiled flooring.

FIRST FLOOR LANDING

The stairs lead from the hall, with a cupboard housing the hot water cylinder, hatch providing access to the loft and doors off to all bedrooms and bathroom.

MASTER BEDROOM

4.34m x 4.18m (14'2" x 13'8")

A great sized master bedroom with fitted wardrobes, radiator, double glazed window to the front and a door to the en-suite.

EN-SUITE SHOWER ROOM

3.82m x 1.37m (12'6" x 4'5")

Fitted with a wash hand basin, shower cubicle and low level WC, tiling to the walls and floor, shaver point, extractor fan, radiator and double glazed frosted window to the front.

BEDROOM TWO

3.56m x 3.26m (11'8" x 10'8")

A double bedroom with fitted wardrobes, radiator, double glazed window to the rear and door to en-suite.

EN-SUITE SHOWER ROOM

Fitted with a wash hand basin, shower cubicle, low level WC, radiator and double glazed frosted window to the side.

BEDROOM THREE

2.99m x 2.44m (9'9" x 8'0")

With a radiator and double glazed window to the rear.

Features

Four Bedroom Detached Family Home

Large Corner Plot With Potential To Carry Out A Single Or Double Storey Extension (STPP)

Two Reception Rooms

Family Bathroom & Two En-suites

Quiet Cul-De-Sac Location

Garage And Off-Road Parking

Great Sized Garden

Stunning Kitchen With Built In Appliances

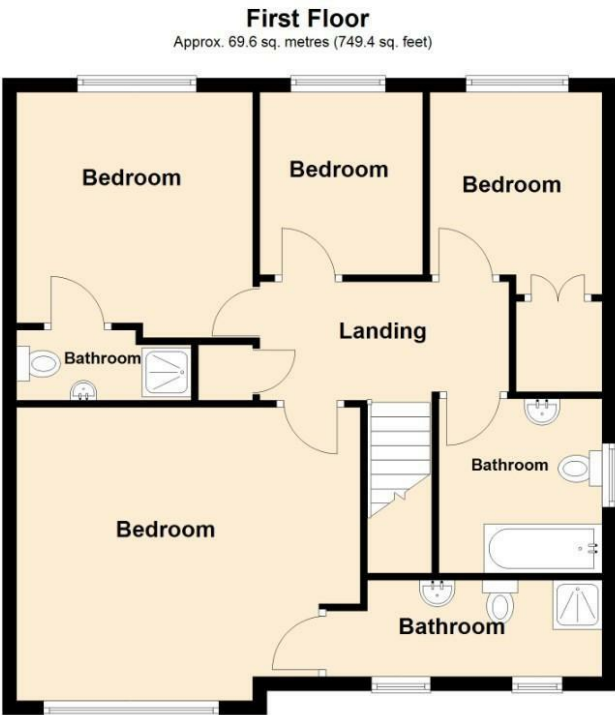
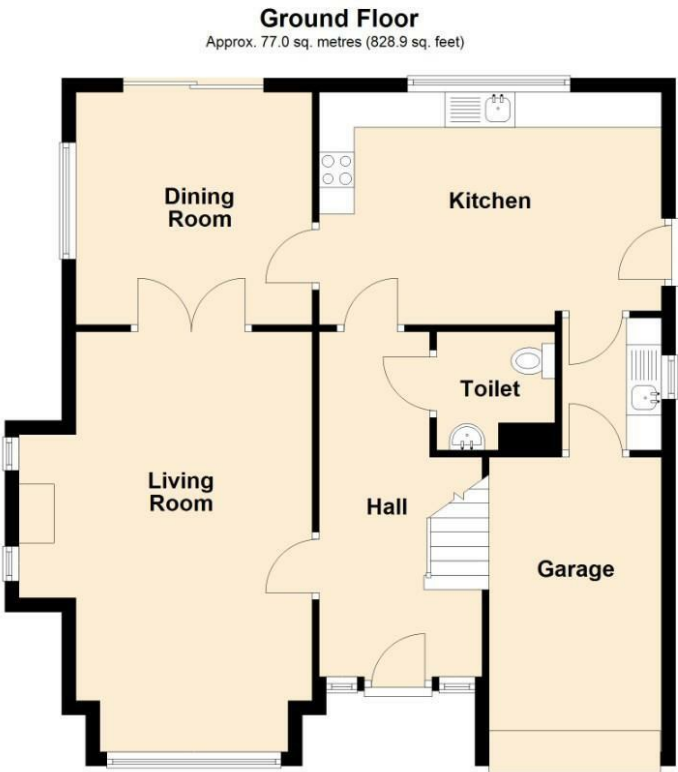
Separate Utility Room

Great School Catchment Area





Floorplan



Total area: approx. 146.6 sq. metres (1578.3 sq. feet)

General Information

Tenure
Freehold

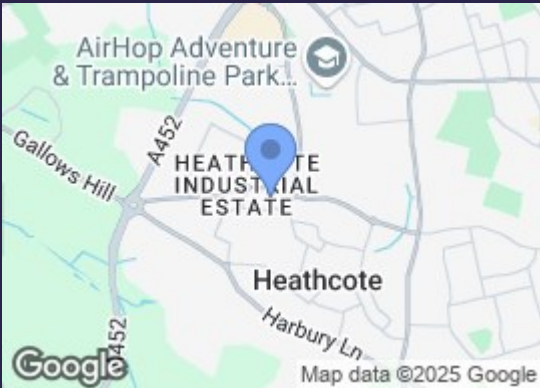
Fixtures & Fittings

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	72	82
EU Directive 2002/91/EC		

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com