



**26 Avonlea Rise**

Leamington Spa **CV32 6HT**

Guide Price £575,000

# 26 Avonlea Rise

## Milverton

This four bedroomed detached family home situated in an elevated position on a corner plot with excellent school catchment areas in a particularly desired location to the north of Leamington Spa. Being well presented throughout with neutral decor and carpets and offering spacious family accommodation. Upon entry the welcoming entrance gives way to a large living room, a separate dining room, a breakfast kitchen and downstairs WC. The garage is also integral to the hallway for easy access. The first floor offers four bedrooms with fitted storage, a modern en suite shower in the master bedroom and a modern family bathroom. Outside a block paved driveway leads to the integral garage whilst there are well stocked front and rear gardens. The property would make an ideal family home as it stands or could be extended or developed, subject to achieving the necessary planning approvals and consents.

### LOCATION

The property is positioned on a corner plot at the top of Avonlea Rise which subsequently allows views down Lamintone Drive, above roof tops and out to countryside at the front and across the allotments at the rear. Avonlea Rise is situated in a popular suburban location to the north-west of Leamington Spa which constitutes mainly substantial detached residences. Leamington Spa town centre is approximately 2 miles away which offers a wide range of retail outlets, cafes, restaurants and bars. The railway station is also approximately 2 miles away which offers direct commuter links to London, Birmingham and all major centres whilst the A46 is approximately 3 miles away which sits at the heart of the Midland motorway network.

### ON THE GROUND FLOOR

#### Entrance Hallway

4.38m x 1.82m (14'4" x 5'11")

This welcoming entrance hallway is bright and airy with neutral colour scheme, stairs rising to the first floor and doors leading off to :-

#### Living Room

5.18m into bay x 3.59m (16'11" into bay x 11'9")

Located to the front of the property with bay window to the front having views over the mature front gardens. Finished in a neutral colour scheme throughout and having a focal stone effect composite fireplace with gas fire. A door leads into the dining room.

#### Dining Room

3.54m x 2.63m (11'7" x 8'7")

This good sized and bright dining room has large double glazed patio doors leading out to the patio within the rear garden with doorway leading into the breakfast kitchen.

#### Breakfast Kitchen

4.32m x 2.53m (14'2" x 8'3")

Double glazed door leading out to the patio space within the rear garden, double glazed window allowing a view of the rear garden, fitted kitchen with a range of base and eye level fitted units finished in white, a marble effect roll top work surface over, stainless steel 1½ bowl sink and drainer with chrome mixer tap over, inset four ring gas burner with a chimney stack style extractor above, integrated double oven and grill, integrated Bosch dishwasher, tiled splashbacks, wall mounted boiler for gas central heating, freestanding electric fridge freezer, two ceiling light points, wall mounted radiator plumbed to the gas central heating system.

#### WC / Cloakroom

2.34 x 0.84 (7'8" x 2'9")

Partially obscured double glazed window to the side aspect, two piece white suite comprising of a push button operated low level flush WC, white wall mounted sink with chrome taps over and tiled splashbacks, ceiling light point and radiator plumbed to the gas central heating system.

#### Integrated Garage

5.03 x 2.49 max (16'6" x 8'2" max)

Having up and over door to the front aspect, a wooden framed door to the side aspect, utility area at the rear of the garage with space and plumbing for a washing machine and space for a dryer, wall mounted tap and wall mounted shelving. Gas meter and electric fuse box.

### ON THE FIRST FLOOR

#### Landing

3.02m x 0.85m (9'10" x 2'9")

With doors radiating to four bedrooms, family bathroom and the airing cupboard.

#### Bedroom One

3.65 x 3.57 (11'11" x 11'8")

This good sized double bedroom is located to the front aspect with views over the front gardens and offers fitted wardrobes and access into the ensuite shower room.

#### En Suite

1.88 max x 1.57 (6'2" max x 5'1")

Having a modern white suite with shower cubicle, wash hand basin and low level flush wc. The walls have been tiled to the splash back areas.

#### Bedroom Two

3.22m x 3.54m (10'6" x 11'7")

This second double bedroom is once again located to the front aspect offering views down Avonlea Rise over roof tops and towards countryside. There is a range of fitted furniture finished in a beech effect. This comprises of fitted wardrobes with hanging space and shelving, wall mounted display cases, fitted dressing table with integrated drawers beneath and a wall mounted mirror.

#### Bedroom Three

2.70m x 2.62m (8'10" x 8'7")

This room is fitted with a range of fitted furniture including wardrobes with hanging space and shelving, dressing table with integrated drawers, wall mounted display cases and high level storage above the recess for a double bed.

#### Bedroom Four

2.89m x 2.13m (9'5" x 6'11")

Located to the rear with views over the gardens, this large fourth bedroom is fitted with storage cupboards and wall mounted display cases.

## Features

Detached Family Home

Desired & Sought After Location

Elevated Position

Large Corner Plot

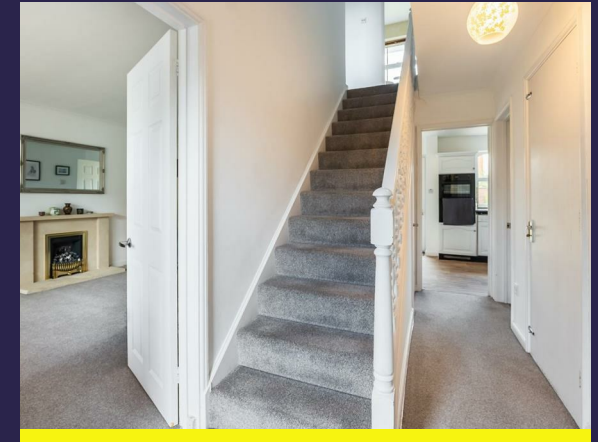
Two Reception Rooms

Four Bedrooms

Bathroom and Master Ensuite

Downstairs WC

Driveway & Garage

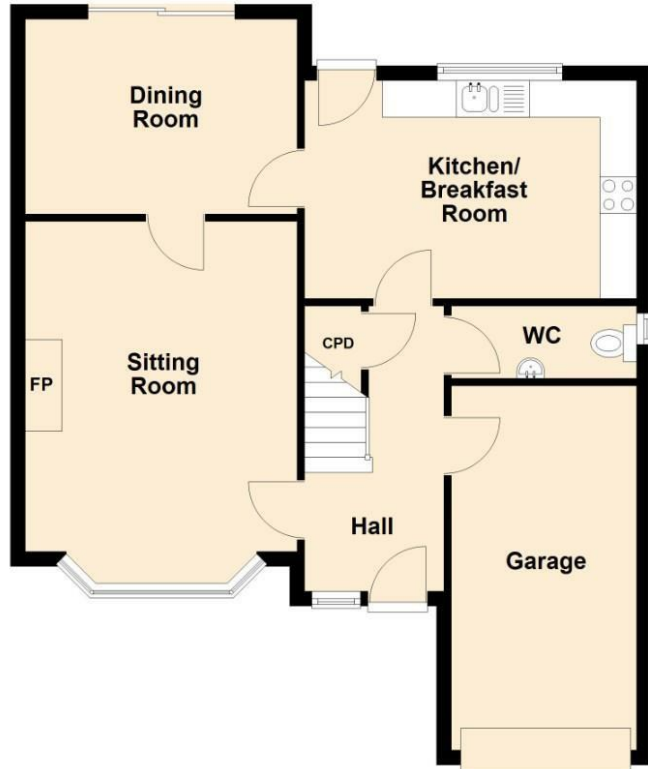




## Floorplan

### Ground Floor

Approx. 64.9 sq. metres (698.2 sq. feet)



### First Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



Total area: approx. 120.9 sq. metres (1301.0 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that all mains services 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

The current energy efficiency rating is 59 (D), and the potential rating is 81 (B).

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

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

wiglesworth.com