

ALDERMAN WAY, LEAMINGTON SPA CV33 9GB



A STUNNING FOUR BEDROOM DETACHED HOUSE IN A POPULAR VILLAGE LOCATION WITH COUNTRYSIDE VIEWS.

- EXTENDED AND HIGH FINISH DETACHED FAMILY HOUSE
 - VILLAGE LOCATION WITH COUNTRYSIDE VIEWS
 - DRIVEWAY
 - CLOAKROOM
 - LOUNGE
 - OPEN PLAN KITCHEN/DINING
 - CONSERVATORY
 - FOUR BEDROOMS WITH ONE EN-SUITE
 - FAMILY BATHROOM
 - GARDEN AND TANDEM GARAGE

4 BEDROOMS

PRICE GUIDE £595,000

A stunning four bedroom detached family house. This property has been extended skillfully to encompass an open plan kitchen/dining area and upgraded throughout to offer sublime living accommodation throughout the house.

The property overlooks countryside views and has a favorable spot within the quiet cul-de-sac. The entrance is approached via a spacious driveway.

The entrance hallway has the cloakroom to the left and sitting room to the right, with access to the open plan kitchen/diner immediately ahead.

The open plan kitchen/dining provides a quality social/central hub to the house and has further space running off it in the form of the lovely conservatory area. There is a spacious tandem garage area, which has integral access from the kitchen.

The first floor has three double bedrooms and a single bedroom. The main bedroom has a recently upgraded en-suite, which is stunning. The family bathroom completes the first floor line up and there is good storage space either in the loft or bedroom three, which has further loft like space.

Positioned in the popular village of Weston under Wetherley is this detached executive home. The property was built in 1997 and positioned with field views to the front. Western under weatherly is located just over 4 miles from Leamington Spa.

The property must be viewed to be appreciated and viewings are strongly advised.

Approach

The property is approached by a spacious driveway, leading to the front door, as well as providing front access to the garage. There is a front garden laid to lawn.

Entrance Hallway 9'4" x 6'1" (2.85 x 1.86)

Spacious entrance which has the first floor stairs ahead of the entrance, cloakroom to the left hand side and living room to the right hand side. The Kitchen/Diner is ahead of the entrance. With a light point to the ceiling and radiator.

Cloakroom 4'10" x 3'9" (1.49 x 1.16)

With a low level WC, sink, double glazed window to the front aspect, light point to ceiling and a radiator.

Sitting Room 20'0" x 11'9" (6.10 x 3.59)

A lovely cosy but generous living area which has double doors leading through to the dining area. Benefiting from a large bay window to the front aspect, light point to the ceiling, radiator and log burner.

Open Plan Kitchen/Dining 22'8" x 17'8" (6.91 x 5.40)

A superb open plan space that is an outstanding central hub to this house. With lots of natural light from the conservatory area bi-fold doors leading to the garden area.

The kitchen area also has a double glazed window to the rear aspect, as well as a double glazed door with tiled floors throughout this space, the kitchen has integrated appliances and plenty of storage compartments above and below the kitchen worktop. We highly recommend a viewing to see this space.

Conservatory 14'4" x 11'7" (4.37 x 3.55)

Lovely bright and airy conservatory area, which benefits from a radiator and light point, with a door leading into the garden area.

First Floor Landing

Providing access to all bedrooms and the bathroom, with a light point and loft access hatch.

Bedroom One 12'1" x 12'1" (3.70 x 3.69)

Main bedroom with an En-Suite, which has a double glazed window to the front aspect, light point to ceiling, radiator and fitted wardrobes. Another extra feature is the wall mounted air conditioning unit.

En-Suite 10'10" x 4'11" (3.32 x 1.51)

This recently fitted and modernised En-Suite, is a very generous size and benefits from a double glazed window to the front aspect, low level WC, heated towel rail, spotlights to ceiling, sink and walk in shower.

Bedroom Two 11'5" x 8'11" (3.50 x 2.72)

Benefiting from a double glazed window to the rear aspect, light point to ceiling, radiator and fitted wardrobes.

Bedroom Three 12'5" x 11'5" (3.79 x 3.49)

Having a double glazed window to the rear aspect, light point to ceiling and a radiator. There is very generous storage space that almost acts as a second loft.

Bedroom Four 8'6" x 6'9" (2.60 x 2.08)

With a double glazed window to the rear aspect, light point to ceiling and a radiator.

Bathroom 11'0" x 5'7" (3.36 x 1.71)

Family bathroom with a double glazed window to the side aspect, low level WC, vanity sink unit, bath with shower attachment, heated towel rail and spotlights to ceiling.

Garden

A lovely sized garden with patio space and areas for seating, positioned nicely where it is hardly overlooked at all.

Garage 26'3" x 8'4" (8.02 x 2.55)

Tandem garage with an electric entrance door, door to the rear garden and plenty of storage space, work tops and electric points. With light points to the ceiling.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is F.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



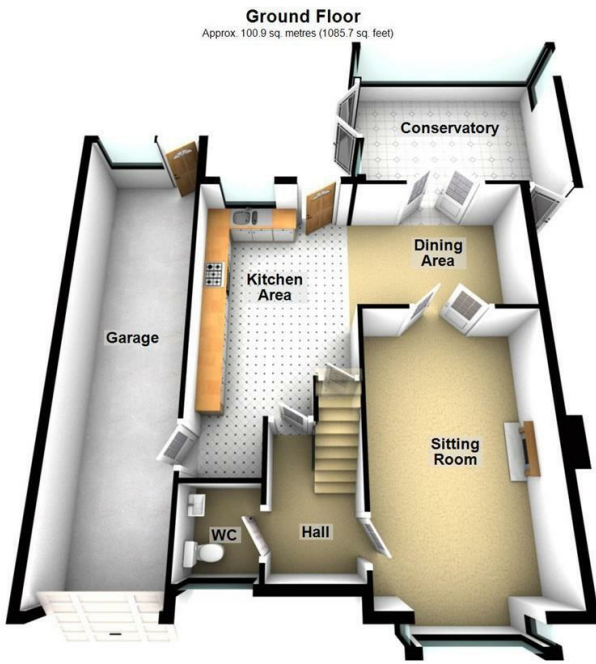












Total area: approx. 176.8 sq. metres (1902.6 sq. feet)
7 Alderman Way, Weston Under Weatherley

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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 430 553 e: leamington@hawkesford.co.uk