

QUEENS CLOSE, LEAMINGTON SPA CV33 9JJ



A SUPERB FOUR BEDROOM DETACHED FAMILY HOUSE IN THE POPULAR VILLAGE OF HARBURY.

- Modern Detached Family House
 - Village Location
 - Cul-de-Sac
 - Double Garage
 - Lovely Garden
 - Cloakroom
 - Sitting Room
 - Dining Room
 - Kitchen and Utility
- Four Double Bedrooms with an En-Suite and a Bathroom

4 BEDROOMS

OFFERS OVER £850,000

Nestled in the charming village of Harbury, Leamington Spa, this modern and stylish detached house on Queens Close offers an exceptional living experience. Set in a peaceful cul-de-sac, the property boasts impressive kerb appeal, making it a delightful sight to behold.

Inside, you will find four generously sized double bedrooms, one of which features a convenient en-suite bathroom, providing both comfort and privacy. The attention to detail throughout the house is remarkable, ensuring that every corner of the home is both functional and aesthetically pleasing. The spacious living accommodation is perfect for families or those who enjoy entertaining guests.

The property also features a beautiful garden, ideal for outdoor relaxation or family gatherings. This outdoor space enhances the overall appeal of the home, providing a serene retreat from the hustle and bustle of daily life.

With its modern design, ample living space, and lovely surroundings, this detached house is a perfect choice for anyone seeking a stylish and comfortable home in a desirable location. Don't miss the opportunity to make this wonderful property your own.

Front

A sizable driveway providing multiple off road parking spaces leading to the front door. Access to the double garage and also there is access to the rear of the house from both sides of the house.

Entrance Hallway

A bright entrance hallway which provides access to the first floor stairs, cloakroom, sitting room, dining room and kitchen areas. Also benefiting from spotlights to ceiling and a decent sized storage cupboard. The front door has a fob controlled electric front door. There is also a LED feature ceiling.

Cloakroom 7'6" x 3'4" (2.30 x 1.02)

Stylish and trendy downstairs WC, with spotlights to ceiling, sink with storage, heated towel rail and low level WC. There is a feature wall with LED lighting also.

Sitting Room 22'5" x 14'4" (6.85 x 4.39)

An extremely charming and generous sized reception room which has double glazed windows to both the rear and front elevation. There are spotlights to the ceiling, two radiators and a superb large gas feature fireplace that can be used using remotes/phones, built in surround sound for those cinema nights!

Dining Room 11'10" x 10'7" (3.62 x 3.25)

Situated between the sitting room and kitchen and having access through a door into the kitchen area. With French doors allowing access into the garden area, light point and a radiator.

Kitchen 15'3" x 11'11" (4.65 x 3.65)

A modern kitchen area benefiting from a utility room running off it, double glazed windows to the rear elevation and spotlights to ceiling. Benefiting from a central kitchen island with built in storage, kitchen worktop with plenty of storage compartments. Space for a large rangemaster oven. The kitchen further benefits from a Quooker instant boiling water tap, LED lighting around the units and under the wall units, ceiling speakers, wine fridge and a built in dishwasher.

Utility 8'8" x 8'2" (2.65 x 2.50)

With a door leading to the side aspect, space for all white goods and a large fridge/freezer, kitchen worktop space with storage and a sink.

First Floor

The first floor provides access to four double bedrooms with an En-Suite and the family bathroom. With a double glazed window to the front aspect, spotlights to ceiling and an airing cupboard with shelving. The first floor staircase has a cut string Walnut staircase with glass balustrade, which has LED lights in the stairs.

Master Bedroom 14'5" x 11'10" (4.40 x 3.61)

Benefiting from having fitted wardrobes, double glazed window to the rear aspect, light point to ceiling and a radiator. Access through to the En-Suite.

En-Suite 7'3" x 4'9" (2.23 x 1.47)

Trendy En-Suite room with a walk in shower, double glazed window to the rear aspect, spotlights to ceiling, sink, low level WC and heated towel rail. LED shower screen.

Bedroom Two 16'6" x 10'4" (5.04 x 3.15)

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

Bedroom Three 14'5" x 10'3" (4.41 x 3.13)

Having a double glazed window to the front aspect, spotlights to ceiling and a radiator.

Bedroom Four 10'3" x 9'10" (3.13 x 3.01)

With a double glazed window to the rear aspect, light point, radiator and a built in wardrobe.

Bathroom

Having a double glazed window to the rear aspect, low level WC, heated towel rail, bath with over head shower attachment and spotlights to ceiling and an LED mirror.

Double Garage 17'2" x 17'0" (5.25 x 5.20)

Double garage, with also access from the back, window to the front, electric doors with remotes, light and electric points.

Garden

The perfect family garden, access from both sides of the house, patio area initially and then laid to lawn with an elevated seated area.

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 G.

Tenure

The property is freehold.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

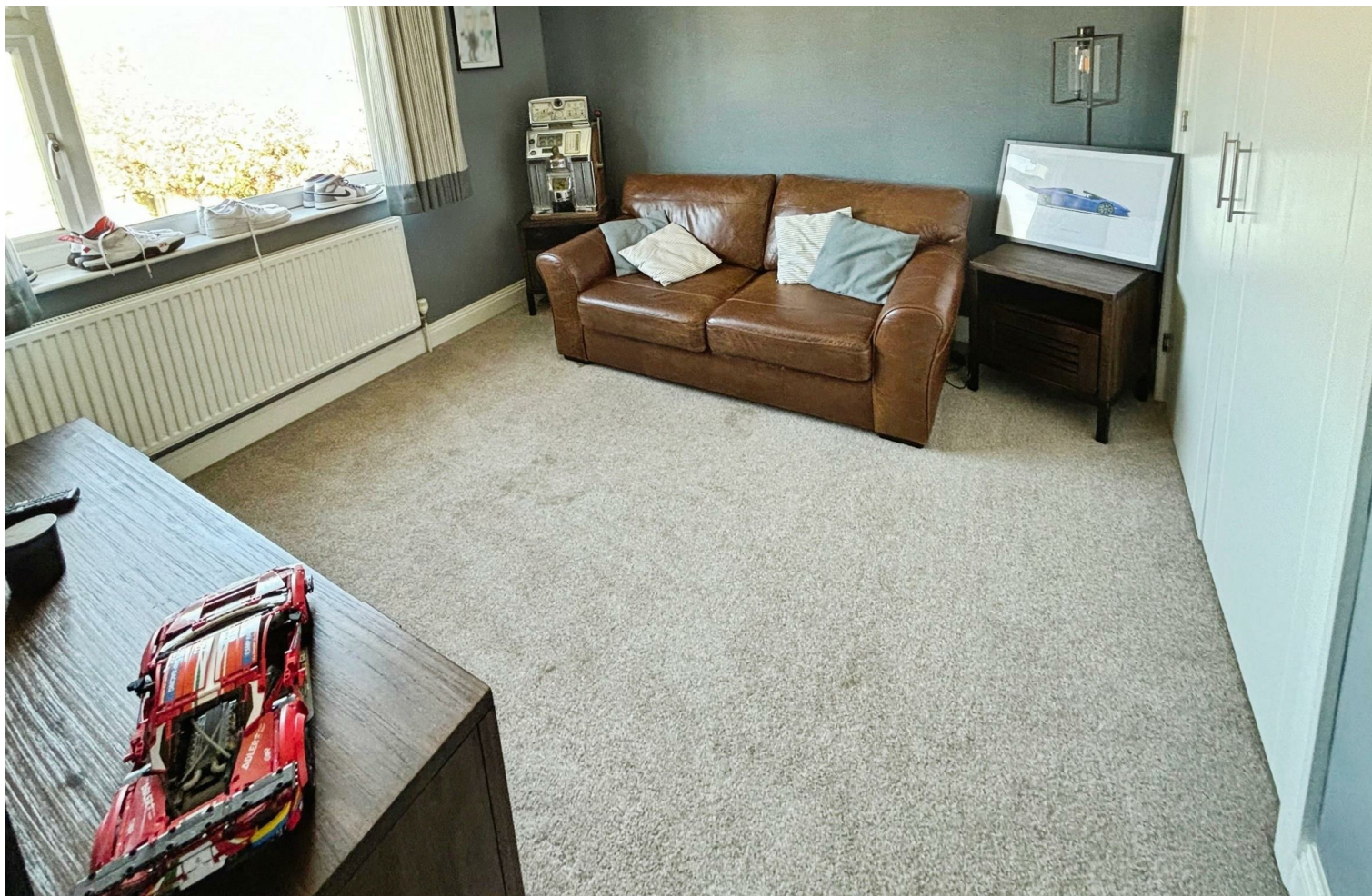


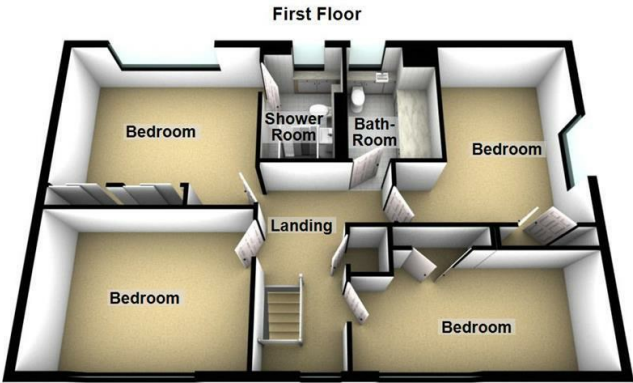
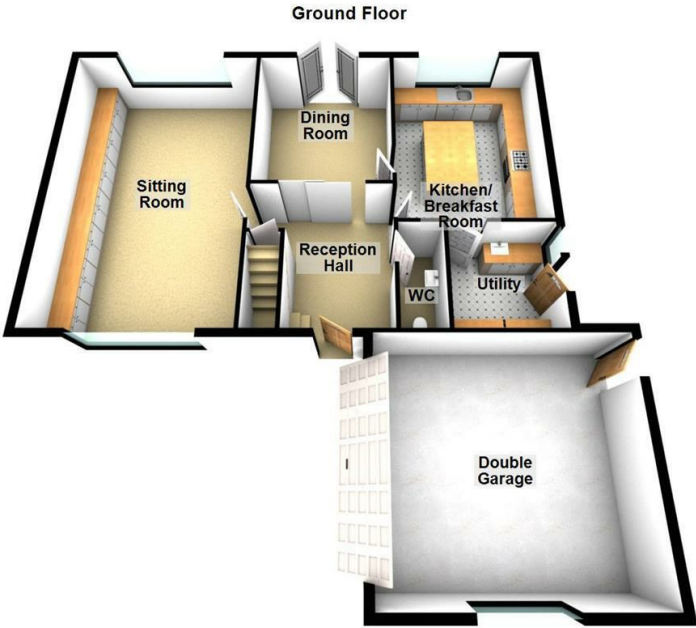












Total area: approx. 185.5 sq. metres (1996.9 sq. feet)

