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6, Cloister Way, Leamington Spa



A rare opportunity to acquire a mature, detached five bed roomed spacious family home situated in this highly desirable part of North Leamington, with four reception rooms and good sized plot.

Features include;

Recessed porch, entrance hallway, sitting room, dining room, family room/snug semi-open plan to dining/kitchen, study/occasional bedroom with en-suite, utility and side lobby. First floor landing, Master bedroom with en-suite shower room, three further double bedrooms and a single, family bathroom, gas radiator heating, solar panels to the roof. Two driveways, mature established gardens to the front and rear, planning permission for double garage and workshop.

Cloister Way

Offers an excellent and rare opportunity to acquire a mature spacious family home in this most highly desirable and sought after part of North Leamington.

Whilst already offering spacious, and flexible family accommodation, also offers further scope for additional extension and improvement subject to the necessary permissions and consents. In recent times properties in the neighbouring areas have been vastly improved and extended

The Property

Is approached via brick block paved driveway to the side of the property, providing plenty of off road parking with curved path leading to the entrance door.

Recessed Porch

With central door with multi paned timber glazing and part obscure glazed panels to either side giving access to entrance hallway.

Entrance Hall

With staircase rising to first floor landing, coved corning, herringbone parquet wooden flooring, double radiator, door to...

Ground Floor WC

Approached via two steps down, with low level WC, wash hand basin set into vanity unit with mono mixer, upvc double glazed window to rear elevation, radiator.





Sitting Room

11'5" x 22'10" (3.48m x 6.96m)

With upvc double glazed windows to front and side, and double doors with side panels to rear garden, fireplace surround with open fire, coved corning, radiators.

Dining Room/Second Reception

11'10" x 13'5" (3.61m x 4.09m)

With upvc double glazed windows to front elevation, double radiator, display recess to one chimney breast, tiled fireplace.

Snug/Family Room

11'9" x 8'6" (3.58m x 2.59m)

With radiator, broad square opening to dining/kitchen to rear and further door to side to side lobby.

Dining/Kitchen

19'11" x 11'9" (6.07m x 3.58m)

Being open plan and yet forming distinctive areas.

Kitchen Area

With a range of shaker style, maple fronted wall and base units with contrasting working surface, inset one and a half bowl sink drainer with mono mixer, space for range style oven, filter hood over and space and plumbing for dishwasher, space for tall fridge and freezers, splashback tiling, upvc double glazed window to rear elevation, downlighter points to ceiling, continuing through into...

Dining Area

With further window overlooking the garden and double doors to patio area to side, radiator.



Side Lobby

With upvc obscured double glazed door to side and floor mounted Worcester combination boiler, wall and base units, doors serving study/bedroom and utility.

Study

7'8" x 10'6" exp to 16'2" in doorway (2.34m x 3.20m exp to 4.93m in doorway)

With upvc double glazed windows to front and side elevations with door to...

Shower Room

Fitted with low level WC, wall mounted wash hand basin, corner shower cubicle, splashback tiling, obscure double glazed window to side elevation, radiator, towel rail.





Utility

8'6" x 5'4" (2.59m x 1.63m)

With working surface with sink drainer unit with mixer tap and splashback tiling, wall and base cupboards, space for stacked washing machine and tumble dryer, upvc double glazed window to side elevation.

First Floor Landing

With upvc double glazed window to rear elevation, radiator, coving cornicing, hatch to roof space, folding doors to AIRING CUPBOARD with slatted shelving and radiator.

Bedroom One (Front)

16'1" max x 11'1" (4.90m max x 3.38m)

With upvc double glazed window to front elevation, radiator, door to...

En-Suite Shower Room

Fitted with a modern suite to comprise; wash hand basin with mono mixer set into vanity cupboard with low level WC with concealed cistern to side and shower cubicle with wall mounted shower and control, upvc obscure double glazed window to front elevation, radiator, towel rail.

Bedroom Two (Front)

11'11" x 13'6" (3.63m x 4.11m)

With upvc double glazed window to front elevation, double radiator.

Bedroom Three (Rear)

11'5" x 11'4" (3.48m x 3.45m)

With upvc double glazed window to rear elevation, double radiator.

Bedroom Four (Front)

7'9" x 13'6" plus built in wardrobe (2.36m x 4.11m plus built in wardrobe)

With upvc double glazed windows to front and side elevations, doors to wardrobe with hanging and shelving.

Bedroom Five/Study

7'9" max x 6'5" max (2.36m max x 1.96m max)

With upvc double glazed window to rear elevation, radiator.

Family Bathroom

Fitted with a white suite to comprise; low level WC, wash hand basin set into vanity cupboard with storage below, bath with mixer tap with shower attachment over, splashback tiling, two upvc obscure double glazed windows to rear elevation, radiator, towel rail.





Outside (Front)

The principal garden is laid to a shaped curved central lawn with deep well stocked herbaceous borders. There is a large brick block paved driveway and parking area to one side of the property with additional concrete drive leading to the front, to the other side.

There is potential to build a garage to the right hand side of the property as viewed. We believe there to be lasting planning permission for a double garage and workshop. Other works that form part of this permission (application number W2001433 - all associated paperwork available to view on Warwick District Council website) have been completed, and therefore we believe this constitutes a meaningful start, so locks in the planning. Buyers are

advised to make their own enquiries to verify this with their own architects and legal advisers.

Outside (Rear)

To the side of the dining/kitchen and rear of the living room is a patio area with the remainder of the garden principally laid to lawn with pathway extending towards the rear, gated access to both sides, herbaceous planted borders and surrounded in the main by timber fencing, timber garden shed, further small timber store shed and compost heap to the rear.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

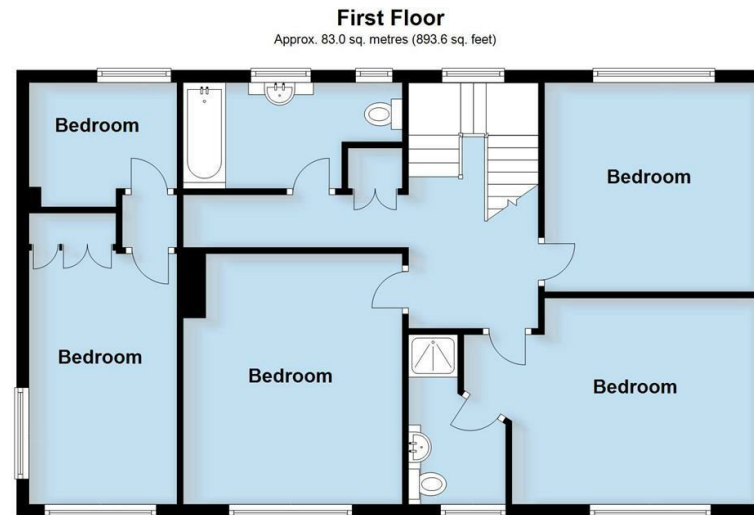
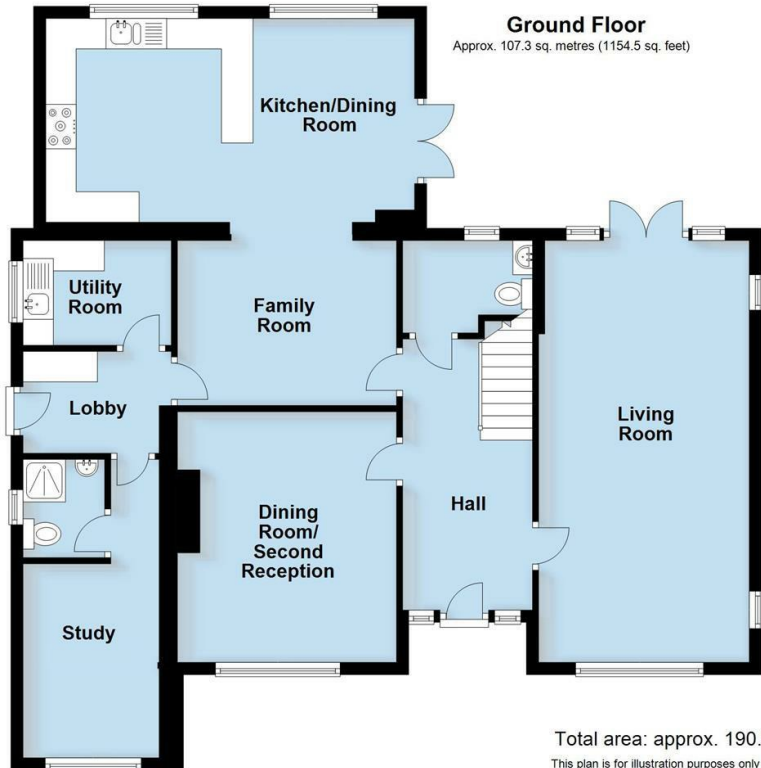
Council Tax Band G.

Location

CV32 6QE



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents



Total area: approx. 190.3 sq. metres (2048.1 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	80
(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	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL