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15, Avondale Road, Leamington Spa

Guide Price £500,000



A substantially extended, improved and updated three double bedroomed semi-detached property. Situated in this well regarded part of North Leamington, in a cul-de-sac position, boasting large open plan kitchen/dining/family room with bi-folds to large lawned rear garden.

#### Briefly Comprising;

Enclosed entrance porch, entrance hallway, sitting room, large open plan kitchen/dining/family room with bi-folds to garden, utility room, ground floor WC, study/snug. Three first floor double bedrooms, master bedroom having been extended to the rear and bedroom three with en-suite

shower room, extended refitted family bathroom. Upvc double glazing, gas radiator heating. Large brick block paved driveway and a lawned and patiod good sized rear garden.

#### Avondale Road

Is an enviable part of town, situated in a cul-de-sac. The property boasts the ever desirable open plan kitchen/dining/family space with doors out to the patio onto the garden. Separate reception room which is interconnecting as well as a useful study/snug to the side of the property. Viewing highly recommended and would suit a family buyer with popular local schools nearby.

#### The Property

Is approached via brick block paved driveway giving access to...

#### Enclosed Entrance Porch

Approached via two upvc double glazed doors with matching window to side to entrance porch, part obscure upvc double glazed door with matching window to side to...

#### Entrance Hallway

With staircase rising to first floor landing with engineered wood flooring, useful understair store cupboard.





#### Ground Floor WC

With white low level WC, wall mounted wash hand basin, tiled floor.

#### Sitting Room

11'6" x 12'9" into bay (3.51m x 3.89m into bay)  
With upvc double glazed window to front elevation, double radiator, coved cornicing, timber and etch glazed multi pane doors to...

#### Kitchen/Dining/Family Room

21'2" x 22'3" overall (6.45m x 6.78m overall)  
Being open plan and yet forming distinctive areas.

#### Kitchen Area

Attractively fitted with a range of shaker style wall and base units, with a combination of wood block working surfaces to breakfast bar island and granite look working surface to the remainder of the areas. Ceramic one and a half bowl sink drainer unit, inset four point Neff Ceran hob with AEG filter hood over and double oven to side, concealed Technik dishwasher, slimline drinks fridge, recess for fridge/freezer, contemporary style radiator, upvc double glazed window and two Velux roof line windows with downlighter points to ceiling.



#### Dining/Family Area

Being flexible in terms of layout with a three pane bi-fold doors to deck to garden to rear, two contemporary radiators, continuation of engineered wood flooring.

#### Utility

6'3" max x 9' max (1.91m max x 2.74m max)  
With working surface, base cupboard, one and a half bowl sink drainer unit with mixer tap, splashback tiling, wall mounted Vaillant boiler, downlighter points, continuation of engineered wood flooring, space and plumbing for washing machine, space for tumble dryer.





### Study/Snug

7' x 13'1" (2.13m x 3.99m)

With downlighter points to ceiling, upvc double glazed window to front elevation and double radiator.

### First Floor Landing

With light tube providing natural light to landing area and hatch to the boarded roof space.

### Bedroom One (Rear)

10'5" x 17' (3.18m x 5.18m)

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

### Bedroom Two (Front)

10'8" inc fitted w'robes x 13'3" (3.25m inc fitted w'robes x 4.04m)

With upvc double glazed window to front elevation with built in blind, fitted wardrobes with a variety of hanging and shelving. Drawer unit to side.

### Bedroom Three (Rear)

11'5" x 8'6" (3.48m x 2.59m)

With two upvc double glazed windows to rear elevation, double radiator, glazed sliding door to...

### En-Suite Shower Room

Fitted with a large walk-in shower cubicle, wash hand

basin, chrome radiator towel rail, downlighter points to ceiling, full splashback tiling.

### Extended Bathroom

Attractively refitted with a white modern suite to comprise; bath with mixer tap, wall hung wash hand basin, large corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, low level WC, splashback tiling, two upvc obscure double glazed windows to front elevation, chrome radiator towel rail, downlighter points to ceiling.





#### Outside (Front)

The front driveway is principally laid in the main to brick block paved area, providing plenty of off road parking with herbaceous borders and dwarf wall to front elevation.

#### Outside (Rear)

Rear garden is principally laid to lawn, directly to the rear of the property is a deck leading down to the remainder of a brick block paved patio area, to the side of the property is a narrow brick store providing garden storage. Garden surrounded in the main by timber fencing and hedging with herbaceous planted borders. To the rear of the garden is a vegetable patch, timber garden shed and timber potting shed.

#### 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 D.

#### Location

Avondale Road  
Leamington Spa  
CV32 7ES



Your Property - Our Business

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

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

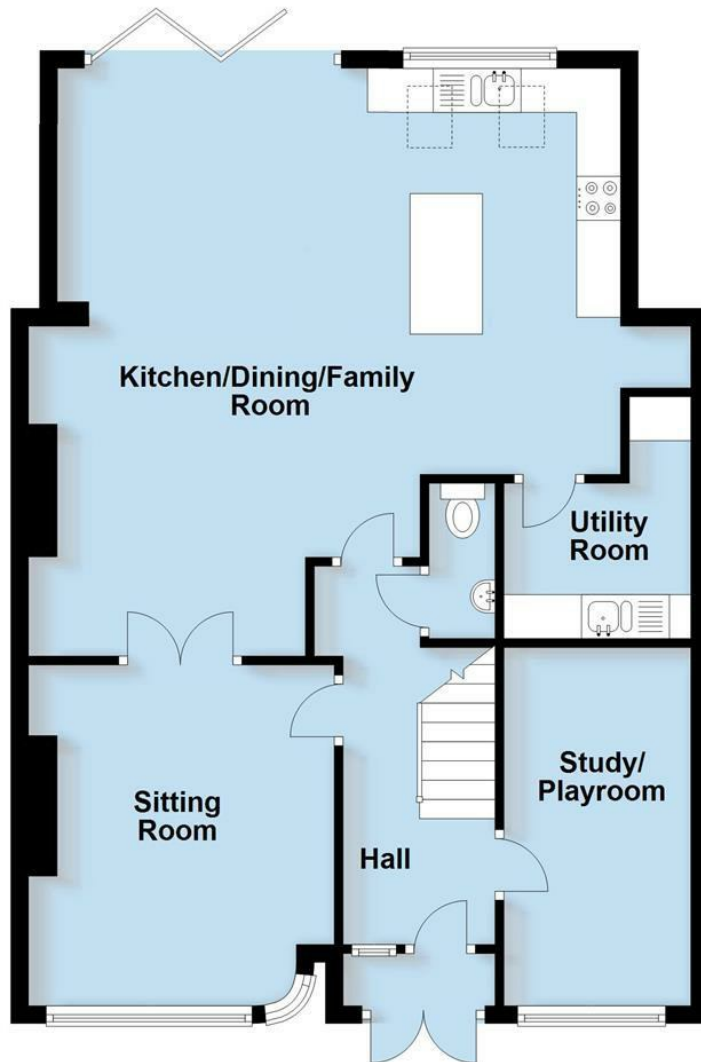
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		72	83
		EU Directive 2002/91/EC	

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

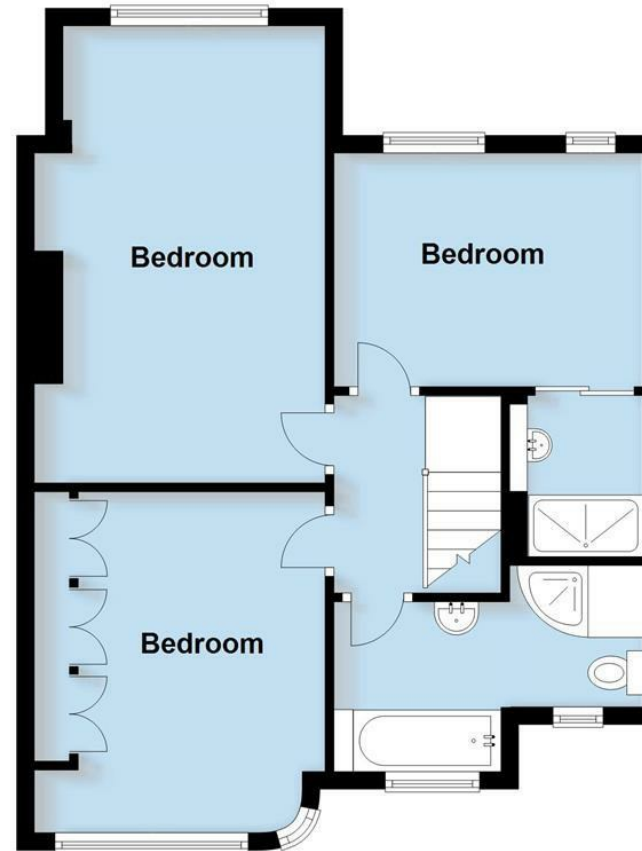
## Ground Floor

Approx. 76.8 sq. metres (826.4 sq. feet)



## First Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



Total area: approx. 130.9 sq. metres (1408.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact