





A well presented and extended, detached family home situated in this highly popular cul-de-sac location within North Leamington.

Briefly Comprising;

Entrance hallway, ground floor cloakroom, spacious living room with patio doors to garden, extended and refitted kitchen open plan to dining room. First floor landing, master bedroom with en-suite shower and wash facilities, two further bedrooms, white fitted bathroom, upvc double glazing. Brick block paved driveway. Decked and lawned rear garden with detached garden games room/office pod.

Ridgewood Close

Is a well presented property, conveniently situated in this popular location North East of the town centre in the Milverton area. The property was built as a four bedroom but now converted into a three bedrooms, with the master bedroom enjoying its own en-suite wash and shower facilities.

The property is very well presented throughout and offers spacious and flexible family living. Of particular note is the garden games room/office pod which suits modern home working or additional hobby space.

The Property

Is approached by a brick block paved driveway giving access to the...

Entrance Hallway

With staircase rising to first floor landing. Composite double glazed front door with multi pane style double glazed window to side, tiled floor, radiator, multi pane glazed door to sitting room, door to ground floor WC.

WC

With white low level WC with wall mounted wash hand basin, splashback tiling, UPVC obscure double glazed window to front elevation, radiator, continuation of tiled flooring.

Sitting Room

13'7" x 21'3" (4.14m x 6.48m)

With three pane bi-fold doors to the deck to the rear and



further multi pane UPVC double glazed bow window to the front, two radiators, concertina folding multi pane timber doors to dining space.

Dining Kitchen

28'5" overall (8.66m overall)

Dining Area

8' x 15'4" (2.44m x 4.67m)

With twin light points to ceiling and twin UPVC double glazed windows and radiators, tiled floor, door to garage, broad square opening through to...

Kitchen Area

7'10" x 12'2" (2.39m x 3.71m)

With a range of contemporary grey wall and base units, with square edge granite look working surface and matching upstands over. Metro splashback tiling, inset four point induction hob with stainless and glazed oven below, stainless splashback and filter hood over. Franke sink drainer unit with mixer tap, space for tall fridge freezer, concealed Blomberg dishwasher, two UPVC double glazed windows overlooking the garden and part double glazed composite door leading to the deck to the side.



Garage

7'9" x 13'11" (2.36m x 4.24m)

With doors to the front, fitted with sink drainer unit with base cupboards and working surface to side, space and plumbing for washing machine and space for tumble dryer.

First Floor Landing

With hatch to roof space, door to boiler cupboard housing a Vaillant boiler.

Master Bedroom

16'10" x 8'10" (5.13m x 2.69m)

With two UPVC multi pane double glazed windows to rear elevation, twin radiators, fitted wardrobes with hanging and shelving, doorway to...



En-Suite Wash and Shower Facilities

Currently fitted out as a wet room style shower area with slate look floor and wall tiles, wall mounted electric shower and control, wash hand basin with mono-mixer set into vanity cupboard, downlighter points to ceiling, extractor.

Bedroom Two (Front)

10'8" inc fitted w'robes x 8'8" (3.25m inc fitted w'robes x 2.64m)
With UPVC multi pane style double glazed window to front elevation, fitted wardrobes with a variety of hanging and shelved areas, drawer unit to side.

Bedroom Three (Front)

8'1" plus c'board over staircase x 8'9" (2.46m plus c'board over staircase x 2.67m)
With UPVC double glazed multi pane style window to front elevation, radiator. Deep storage cupboard over staircase bulkhead.

Bathroom

Attractively refitted with a white suite to comprise; bath with mixer tap with shower attachment, low level WC, wash hand basin set into vanity cupboard, chrome radiator towel rail, splashback tiling, tiled floor.

Outside (Front)

The front of the property is principally laid to brick block paved

driveway providing off-road parking. Pathway with gate to side gives access to the rear garden.

Outside (Rear)

To the rear of the property the garden is principally laid to a combination of lawn and timber deck, and surrounded in the main by brick walling and timber fencing. Outside tap. Herbaceous borders. Gated side access.

Garden Games Room/Office Pod

11'2" x 8'11" (3.40m x 2.72m)

An attractive contemporary space with plastered walls and ceiling, downlighter points, coving, sliding double glazed UPVC doors and matching window to side, outside lighting. Providing useful and flexible additional space.



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 E.

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom May 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Location

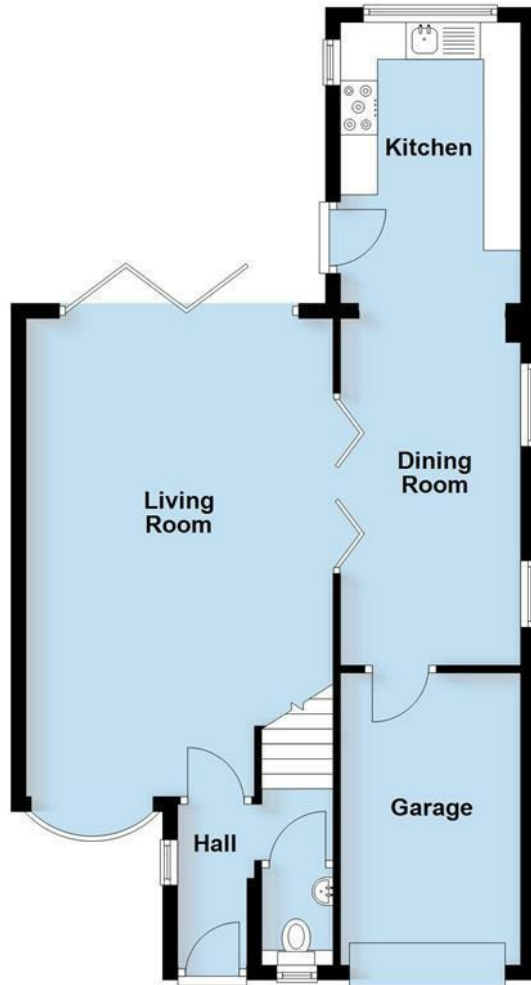
6 Ridgewood Close
Leamington Spa
CV32 6BW

Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)

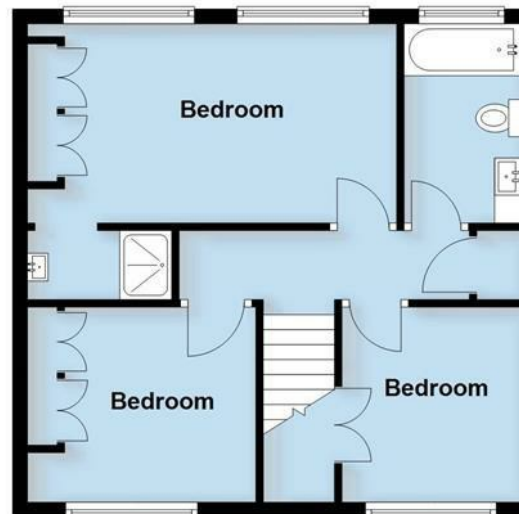


Total area: approx. 106.4 sq. metres (1145.7 sq. feet)
 This plan is for illustration purposes only and should not be relied upon as a statement of fact
 Total area does not include the Garden Room



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



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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

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

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