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42, Cloister Way, Leamington Spa

Asking Price  
£735,000



A spacious and well-proportioned four bedroomed semi-detached town house by popular builders Spitfire Homes, located in this highly desirable part of North Leamington.

#### Briefly Comprising:

Canopy porch, entrance hallway, cloakroom, walk-in utility cupboard, 'L' shaped living/dining/kitchen with integrated appliances and bi-fold doors to the garden. First floor landing, sitting room, double bedroom, further bedroom/office with butlers cupboard, sink and fridge, family bathroom. Second floor landing, master bedroom suite with en-suite bathroom and fitted wardrobes, further large double bedroom with en-suite shower room. Double glazing. Gas radiator heating. Brick block paved double driveway, large integral garage. Lawned and patioed rear garden.

#### The Property

Is approached via an attractive Set paved drive to wide canopy porch which in turn leads to partially obscure double glazed multi paned entrance door.

#### Entrance Hallway

With panel doors, wood flooring, downlighter points to ceiling.

#### Ground Floor WC

Fitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin with mono-mixer set into vanity cupboard, splashback tiling, downlighter point to ceiling, extractor, tiled floor, multi paned double glazed, obscure window to the front elevation.



#### Utility Cupboard

3'10" x 5'2" (1.17m x 1.57m)  
With matching wall and base units, and working surface. Space and plumbing for washing machine. Cupboard concealing Worcester boiler, fuse box. Tiled floor.

#### Dining/Kitchen/Living

19'5" x 13'7" red 9'5" (5.92m x 4.14m red 2.87m)  
Open plan yet forming distinctive areas.

#### Kitchen Area

With an attractive range of shaker style wall and base units, with solid working surface over, underslung one and a half bowl sink with mono-mixer and drainer grooves to working surface to side, inset four point Siemens gas hob with glazed



splashback and glazed and stainless filter hood over, slimline drinks fridge, concealed Siemens dishwasher, Siemens double oven and concealed fridge freezer. Tiled flooring and downlighter points extend through to...

#### Living/Dining Space

With triple pane bi-fold doors leading to the garden, further multi paned double window to side and downlighter points to ceiling.

#### First Floor Landing

With oak and glazed dog leg staircase with multi paned window to side, giving access to first floor landing with downlighter points to ceiling and staircase rising to second floor.

#### Sitting Room (Front)

19'5" x 12'2" (5.92m x 3.71m)

Two feature full height French doors to the front, opening internally to glazed Juliet balconies. Obscure glazed side window, two radiators.

#### Bedroom Three (Rear)

11'2" x 9'6" (3.40m x 2.90m)

With double glazed upvc window to rear elevation, radiator.

#### Bedroom Four

7'10" x 7'4" plus fitted storage (2.41m x 2.24m plus fitted storage)

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



#### Butlers Kitchenette

Providing useful space for refreshments on the first floor with working surface, sink with mono-mixer, concealed refrigerator, cupboard and shelving above.

#### Family Bathroom

Attractively fitted with a white Villeroy & Boch suite to comprise; low level WC with concealed cistern, semi pedestal wall hung wash hand basin with mono-mixer, bath with mixer tap and shower attachment, bathroom cabinet with mirror front, chrome radiator towel rail, downlighter points to ceiling.

#### Second Floor Landing

Also with multi paned double glazed window to side



elevation, hatch to roof space, downlighter points to ceiling, radiator. Door to airing cupboard with insulated hot water cylinder.

#### Bedroom One (Front)

12'6" x 12'5" plus fitted w'robes (3.81m x 3.78m plus fitted w'robes)

With upvc double glazed window to front elevation, mirror fronted sliding doors to built-in wardrobes and a variety of hanging and shelved areas with automatic light, radiator.

#### En-Suite Bathroom

With large double ended bath with mixer tap and shower attachment, low level WC with concealed cistern, semi-pedestal wall hung wash hand basin, double shower cubicle

with fixed rainwater style overhead shower and additional shower attachment, recessed bathroom cabinet with mirror front, downlighter points to ceiling, chrome radiator towel rail, upvc obscure double glazed window to front elevation.

#### Bedroom Two (Rear)

13'6" max x 12'4" to front of fitted w'robes max (4.11m max x 3.76m to front of fitted w'robes max)

With upvc double glazed window to rear elevation, mirror fronted sliding doors to built-in wardrobe with hanging and shelving, two radiator.

#### En-Suite Shower Room

Fitted with Villeroy & Boch low level WC with concealed cistern, semi-pedestal wall hung wash hand basin with



mono-mixer, double shower cubicle with fixed rainwater style shower head and additional hand held attachment, splashback tiling, chrome radiator towel rail, upvc obscure double glazed window to rear elevation.

#### Outside (Front)

To the front of the property is a double width, Set paved driveway providing off road parking. Gated access leads to the side of the property to the rear garden.

#### Outside (Rear)

To the rear of the property is a broad patio area across the rear, whilst the remainder of the garden is principally laid to lawn, surrounded in the main by close board timber fencing, outside tap and power point, paved path to gated side access.



#### [Mobile Phone Coverage](#)

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

#### [Broadband Availability](#)

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

#### [Specific Notes](#)

Estate Maintenance Charge - we are informed there is a charge of £350 per annum.

#### [Agents Notes](#)

Photos taken 2022.

#### [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](#)

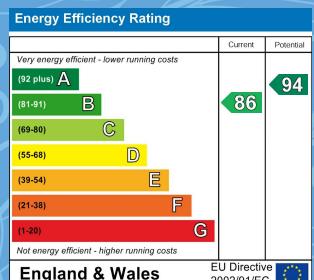
Council Tax Band F.

#### [Location](#)

42 Cloister Way  
Leamington Spa  
CV32 6QE

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

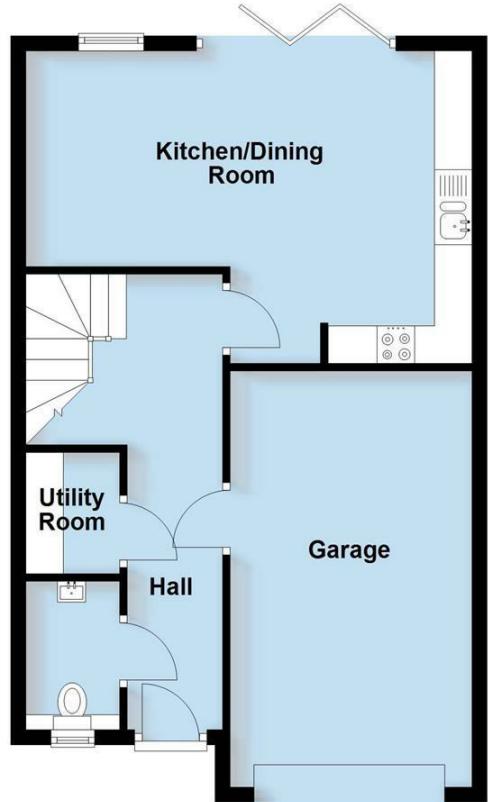
01926 881144 [ehbresidential.com](http://ehbresidential.com)



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

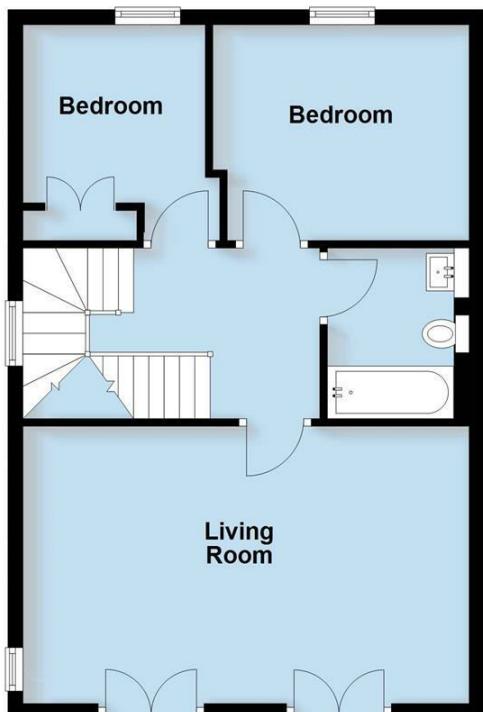
## Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



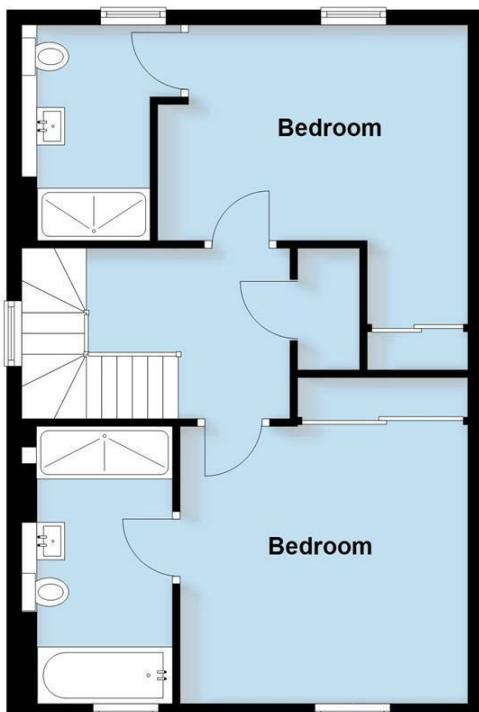
## First Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



## Second Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



Total area: approx. 163.6 sq. metres (1760.7 sq. feet)

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