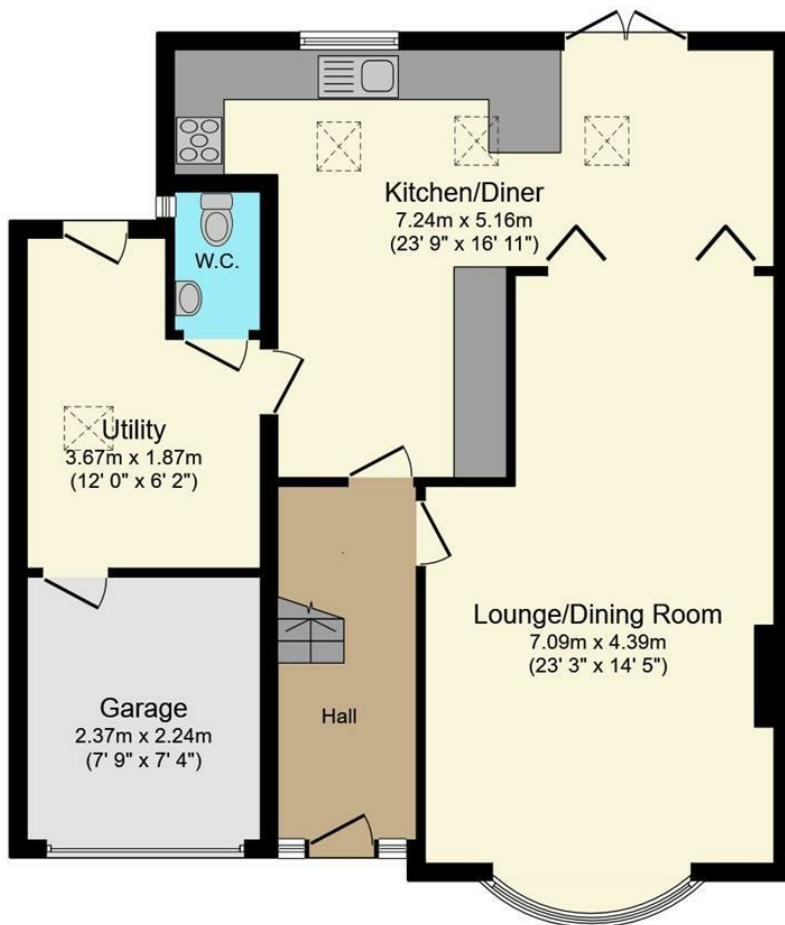


Peter Clarke

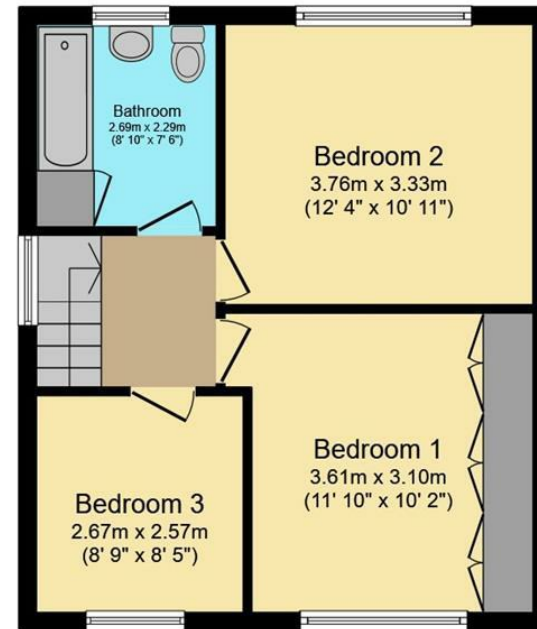


57 Beaufort Avenue, Leamington Spa, CV32 7TD





**Ground Floor**



**First Floor**

Total floor area 126.4 m<sup>2</sup> (1,361 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Extended & Refitted Semi Detached Home
- Three Generous Bedrooms
- Refitted Family Bathroom
- Living & Dining Room
- Extended Kitchen, Living, Dining Room
- Utility & Guest W.C
- Driveway Parking & Garage Store
- Lawned Rear Garden
- EPC Rating



Offers In Excess Of  
£525,000

A beautifully presented and largely extended, Three bedroom home situated to the North of Leamington Spa in the popular village of Cubbington. Lying within easy reach of the fantastic local schools, amenities and commuter links as well as giving easy access to Leamington town centre. Having internal accommodation including entrance hall, open plan living and dining room, extended and fully refitted kitchen, living and dining room, utility room and guest W.C. To the first floor are three generous bedrooms, two of which are well proportioned doubles and a modern family bathroom. Outside the property boasts a recent block paved driveway, useful garage store area and landscaped and lawned rear garden.

Internal viewing is highly recommended.

#### Approach

Accessed from the road via a tarmac and block paved driveway leading up to the composite front door which opens into the hall.

#### Hall

The spacious entrance hall has stairs rising to the first floor landing and gives way to the living and dining room, the extended kitchen, living and dining room and benefits from useful understairs storage cupboards.

#### Living & Dining Room

This recently opened up space provides ample room for both living and dining room furniture and features a large UPVC double glazed bow window to the front elevation and feature fireplace with inset display shelving with stunning timber and glazed internal bi-fold doors opening into the extended kitchen.

#### Extended Kitchen, Living & Dining Room

A largely extended and beautifully appointed kitchen providing ample space for living and dining furniture and comprising a range of contemporary shaker style wall and base mounted units with contrasting worktops over and having integrated dishwasher, space provided for a large upright fridge freezer and a freestanding Rangemaster cooker (available under separate negotiation). In addition to the rear of the room is a large double glazed window overlooking the rear garden, three ceiling mounted roof lights and French doors providing access to the rear dining terrace.

#### Utility

Accessed from the kitchen this extended and incredibly spacious utility room gives way to the guest W.C, the garage store and has further external door leading to the rear garden.

#### Guest W.C

A refitted guest W.C comprising low level W.C and pedestal mounted wash hand basin with obscured and double glazed window to the side elevation.

#### To The First Floor

The first floor landing has stairs rising from the entrance hall and gives way to all three bedrooms and the family bathroom, with a large side facing double glazed window providing natural light.

#### Bedroom One

A well proportioned double bedroom benefitting from a range of integrated furniture including three large double fronted wardrobes with shelving and hanging storage space as well as integrated chest of drawers. In addition the room has a large double glazed window to the front of the property.

#### Family Bathroom

The beautifully appointed family bathroom comprises a modern suite with low level W.C, pedestal wash hand basin and panelled bath with mains fed shower over. In addition there is ceramic tiling to all walls, an obscured

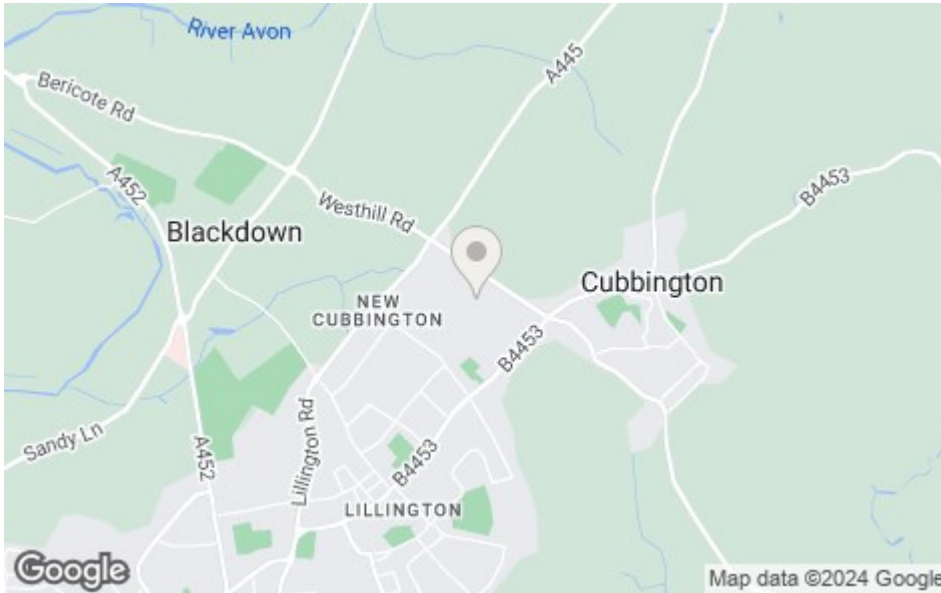












and double glazed window to the rear elevation and airing cupboard.

#### Bedroom Two

Another generous double room with rear facing double glazed window.

#### Bedroom Three

A sizeable single room currently used as a workspace and having a large double glazed window to the front elevation.

#### Outside

##### To The Front Of The Property

To the front of the property is a tarmac driveway leading up to the recently re-laid and block paved driveway enabling off road parking for up to four cars.

##### Garage Store

The garage store is accessed from the driveway and has further internal access from the utility and benefits from power and lighting.

##### To The Rear Of The Property

To the rear of the house is a beautifully presented and landscaped rear garden with well sized paved dining terrace, well stocked borders and beds and a paved footpath leading to the timber storage shed to the rear of the lawn, in addition to the rear of the garden is a dedicated vegetable garden and a glazed greenhouse.

#### General Information

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D





CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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