

Peter Clarke



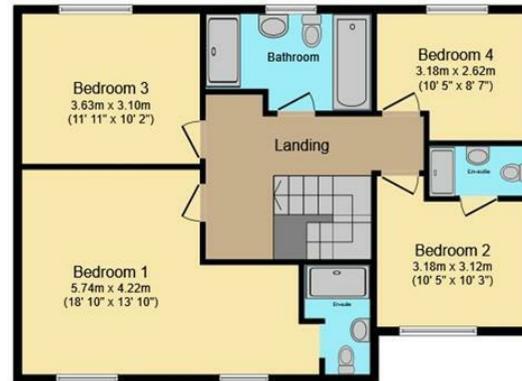
23 Park Road, Leamington Spa, Warwickshire, CV32 6LG

# 23 Park Road, Leamington Spa, CV32 6LG



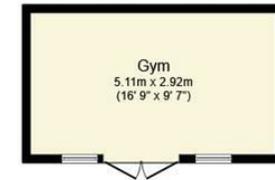
## Ground Floor

Floor area 130.9 m<sup>2</sup> (1,409 sq.ft.)



## First Floor

Floor area 74.6 m<sup>2</sup> (803 sq.ft.)



## Outbuilding

Floor area 14.9 m<sup>2</sup> (161 sq.ft.)

TOTAL: 220.4 m<sup>2</sup> (2,373 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Extended & Refitted, Detached Family Home
- Fantastic North Leamington Location
- Four Double Bedrooms
- Refitted family Bathroom & Two En-Suite Shower Rooms
- Open Plan Kitchen, Living, Dining Room
- Two Further Reception Rooms
- Utility & Guest W.C
- Driveway Parking & Garage
- Lawned Gardens to Front & Rear (South West Facing Rear)
- EPC Rating D



Offers In Excess Of  
£895,000

A stunning, spacious and largely extended family home situated on a quiet tree lined avenue to the North of Leamington town centre, allowing easy access to the brilliant local amenities, schools and commuter links. Having generous and outstanding internal accommodation that has been fully refitted by the current owners to an incredible standard. Comprising large entrance hall, guest W.C and walk in cloakroom, sitting room, an extended and refitted living dining and kitchen with bifold doors to the rear garden, the ground floor also benefits from a well proportioned utility with side access and a home office. To the first floor are four well sized double bedrooms, the principle of which also boasts a dressing area. Bedrooms one and two feature stunning, recently refitted en-suite shower rooms and the first floor is completed by a beautifully presented family bathroom with walk in shower. Outside the property features a block paved driveway capable of accommodating three plus cars, a well maintained, lawned foregarden and a fantastic single garage with access to both front and rear. To the rear of the property is a South West facing lawned rear garden benefitting from a recently constructed paved dining terrace, further covered and decked terrace and a seperate timber outbuilding currently being used as a home gym.

#### Approach

Accessed from Park Road via a block paved driveway, leading up to a recently installed composite front door which opens into the entrance hall.

#### Entrance Hall

This incredibly spacious entrance hall provides direct access to the sitting room, guest W.C and the open plan kitchen, living and dining room, as well benefitting from the walk in cloaks cupboard and having stairs rising to the first floor landing.

#### Sitting Room

Situated to the front of the property and having a large double glazed window overlooking the foregarden, this adaptable room is currently being utilised as a sitting room by the current owners, but would make a fantastic home office, play room, or ground floor bedroom.

#### Guest W.C

Comprising low level W.C with dual flush, and vanity unit mounted wash hand basin and having a front facing obscured and double glazed window.

#### Kitchen, Living & Dining Room

An incredibly spacious, extended and fully refitted space comprising kitchen, living and dining room. The kitchen is presented in a stunning shaker style with contrasting stone worktops over and has a range of integrated appliances including electric oven, microwave, plate warmer, induction hob with built in extractor and dishwasher, with space provided for an American style fridge freezer. In addition there is a counter top sink and drainer with monoblock boiling water tap and ample room for informal dining

around the central island area. Sitting alongside this is the dining portion of the space providing room for 10+ guests around the current dining table (not included), completing this incredibly versatile space is the living portion of the room. The room benefits from three rear facing Velux roof lights, with additional rear facing floor to ceiling double glazed windows and two large double glazed bi-fold doors opening onto the paved rear dining terrace and lawned garden beyond.

#### Utility Room

Accessed from the kitchen, this spacious utility benefits from plumbing and space for both washing machine and tumble dryer and has counter top mounted sink and drainer. The utility also benefits from side access and further internal access to the home office.

#### Home Office

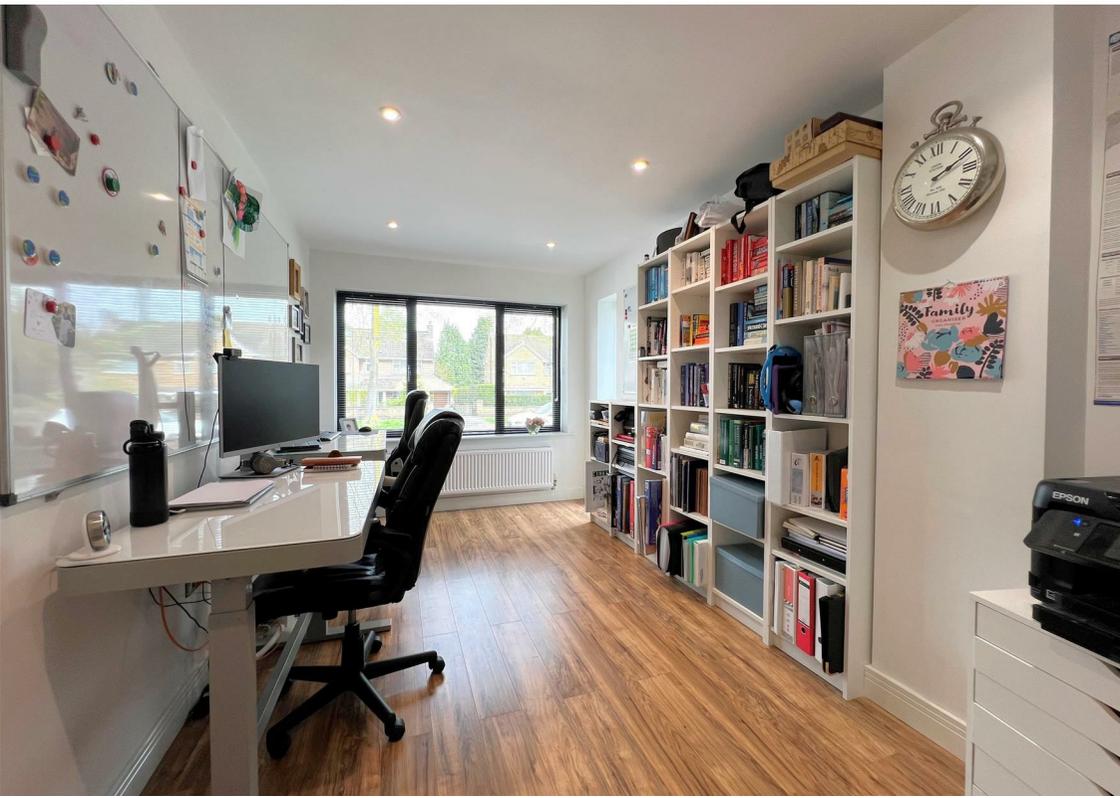
This versatile room is currently being utilized as a home office and benefits from front and side facing double glazed window providing fantastic natural light.

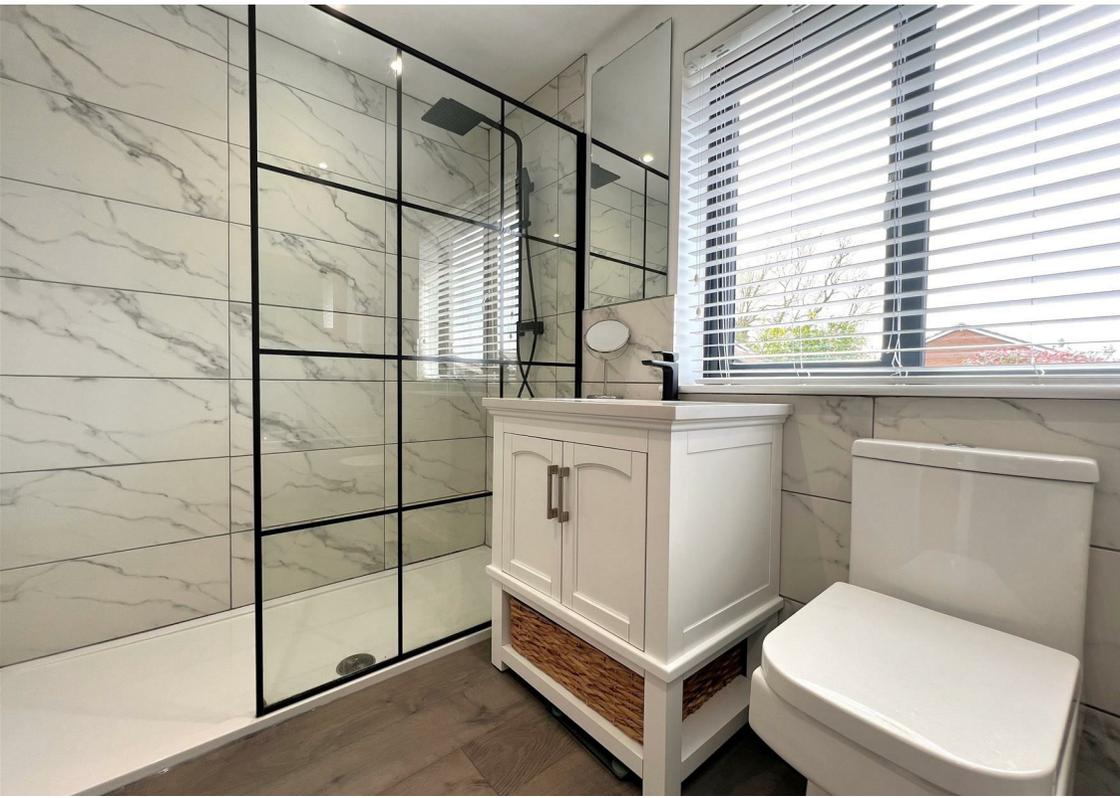
#### To The First Floor

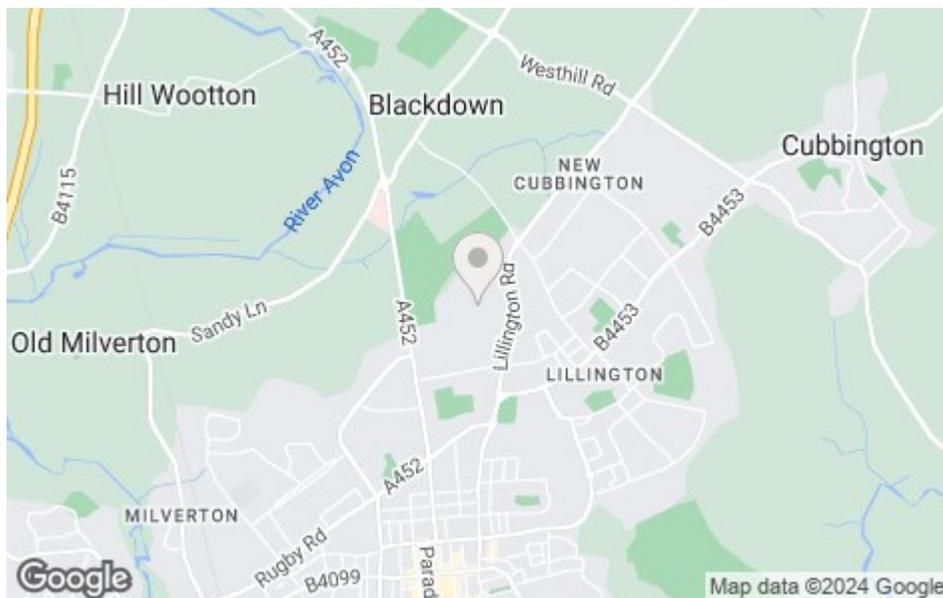
The first floor landing has stairs rising from the entrance hall and gives way to all four bedrooms and the family bathrooms and in additioon a recently installed Velux skylight which provides fantastic natural light into the communal areas.

#### Bedroom One

An incredibly well proportined double bedroom with two front facing double glazed windows overlooking the foregarden and a recently constructed walk through dressing area with integrated shelving, hanging and countertop space







#### En-Suite

Accessed directly from the dressing area via a pocket style door, this stunning en-suite comprises low level W.C, wash hand basin and walk in shower with dual head. Having stunning marble effect tiling to all walls and floor.

#### Bedroom Two

Another generous double bedroom with front facing double glazed window, currently housing a full size double bed and benefitting from a recently fitted en-suite shower room.

#### En-Suite

Another fantastic en-suite comprising low level W.C, wash hand basin and enclosed shower cubicle with electric shower and sliding glass screen.

#### Bedroom Three

The third bedroom is a large double, currently being utilised as a single room and has a rear facing double glazed window overlooking the rear garden.

#### Family Bathroom

A stunning family bathroom that has been recently re-fitted by the current owners to an incredibly high standard and comprises a four piece suite including a large paneled bath with centrally mounted mixer tap, low level W.C and vanity unit mounted wash hand basin with under counter storage and a large walk in shower cubicle with fixed glass screen. The bathroom also benefits from contemporary tiling to all walls and floor with a rear facing double glazed window.

#### Bedroom Four

The fourth and final bedroom is currently housing a Kingsize bed and has a rear facing double glazed window overlooking the garden.

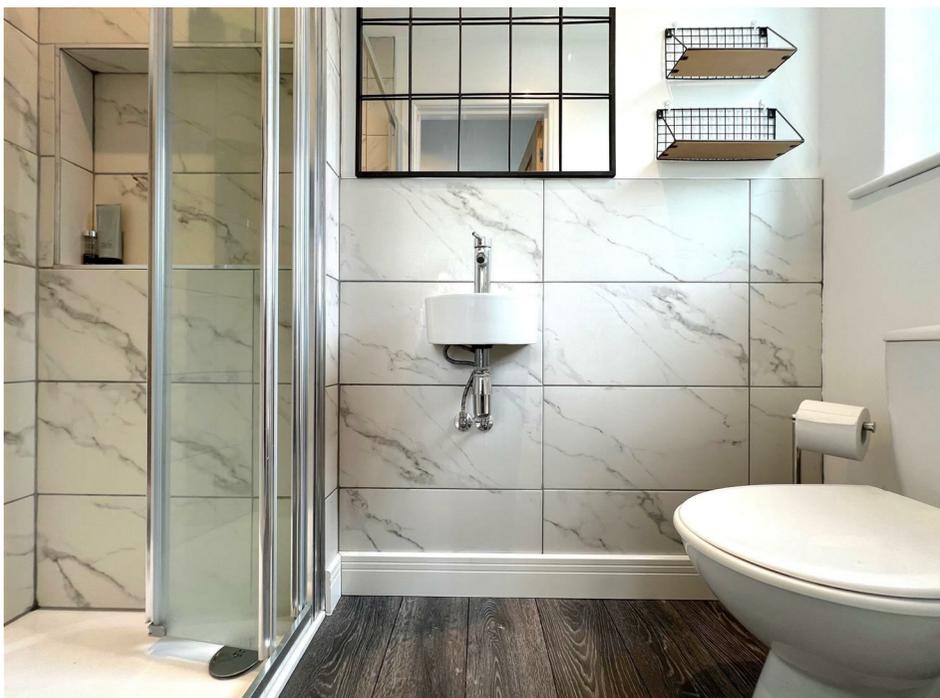
#### Outside

##### To The Front Of The Property

Is a well maintained and lawned foregarden, sitting alongside this is a large block paved driveway enabling off road parking for three plus cars. This leads up to the attached single garage.

##### Garage

Accessed from the driveway via an up and over garage door and benefitting from both power and lighting this brilliant single garage also enables vehicular rear access to the garden via split timber rear access doors.



### To The Rear Of The Property

Is a stunning South West Facing and lawned rear garden which is accessible directly from the home via two sets of bi fold doors from the living and kitchen dining areas with additional side access from the utility. Being mainly laid to lawn with well maintained borders and beds the garden also benefits from a large and recently laid, paved dining terrace, and benefitting from external power supply, further covered, decked terrace and a recently installed and incredibly versatile timber home gym area, that could be easily converted to a home work space or garden dining room. The garden also benefits from a large lockable garden store located to the side of the property.

### 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, water, electric 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 E.

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

**VIEWING:** By Prior Appointment with the selling agent.

**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.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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