

Peter Clarke



25 Cloister Crofts, Leamington Spa, CV32 6QG



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**Ground Floor**

Floor area 149.1 sq.m. (1,605 sq.ft.)



**First Floor**

Floor area 70.4 sq.m. (758 sq.ft.)

**Total floor area: 219.5 sq.m. (2,363 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)



- Fantastic detached family home
- Four well proportioned double bedrooms
- Modern four piece family bathroom
- Two generous reception rooms
- Open plan kitchen/living/dining room
- Utility, guest WC/shower room
- Driveway parking for four cars and integrated single garage
- Stunning lawned gardens to front and rear with an overall plot of 0.31 acre
- Planning granted for a two storey front extension (ref: W/23/1818)
- EPC D



Offers In Excess Of  
£1,150,000

A beautifully appointed and recently modernised four double bedroom detached family home situated on one of Leamington's premier tree-lined avenues and benefiting from an outstanding plot measuring approximately 0.31 acre. This wonderful family home offers scope for further extension (subject to planning) and has incredible internal accommodation comprising large entrance hallway, guest WC/shower room, living room, study, open plan kitchen/living/dining room, utility, four first floor double bedrooms and modern family bathroom. Outside, the property boasts lawned gardens to both front and rear, a large tarmac driveway enabling off road parking for 4+ vehicles and an integrated single garage. This wonderful home also benefits from planning permission granted for erection of a two storey front extension (ref: W/23/1818). Plans available upon request.

Internal viewing is highly recommended to appreciate the size, quality and potential that this incredible family home has to offer.

#### APPROACH

accessed from Cloister Crofts via the tarmac driveway leading up to a paved footpath which in turn leads up to the newly installed composite door. This opens in to:

#### ENTRANCE PORCH

having front facing double glazed window with obscured side facing double glazed window and access door, with further internal glazed and timber doors opening in to:

#### INNER HALLWAY

This spacious and welcoming entrance hall has a large double glazed window to the front elevation, feature glass wall and has stairs rising to the first floor landing, also with useful understairs storage cupboard. From the hallway, access is provided to the open plan kitchen/living/dining room, the beautiful dual aspect sitting room, utility, guest WC and shower room, study and internal locking door opening in to the integrated single garage.

#### SITTING ROOM

This beautifully appointed, spacious and bright first reception room benefits from a centrally located feature gas fireplace and has dual aspect double glazed windows to both front and rear elevations offering fantastic views over the fore and rear gardens.

#### REFITTED KITCHEN/LIVING/DINING ROOM

This beautifully appointed and recently refitted kitchen/living/dining room comprises a range of contemporary style shaker wall and base mounted units. The kitchen was supplied and fitted by Burbage & Sons and benefits from a large quartz worksurface, integrated stainless steel sink with quartz drainer and Quooker tap, and has a

range of integrated appliances including Neff microwave oven and dishwasher, integrated drinks fridge and space is provided for a large freestanding range cooker and American style fridge freezer. Further to this, the kitchen also features integrated larder cupboard with pull out drawers and spice racks. There is ample space within the kitchen for additional living and dining furniture. The picture is completed with two glazed lantern lights in the ceiling, floor to ceiling windows on both rear and side elevations and double glazed French doors and windows providing views and direct access on to the recently installed decked rear dining terrace and lawned garden beyond. In addition, there is also an integrated breakfast bar.

#### UTILITY

also accessed from the entrance hall and benefiting from a range of matching Burbage & Sons wall and base mounted units with contrasting quartz worksurfaces over and a brushed stainless steel sink with monobloc tap. Having the additional benefit of undercounter space and plumbing for both washing machine and tumble dryer, this utility also has a side facing double glazed window and access door leading to the paved side footpath.

#### GUEST WC/SHOWER ROOM

A spacious and well appointed suite comprising low level WC with enclosed cistern, vanity unit mounted wash hand basin with undercounter storage and shower cubicle with mains fed shower and sliding glass screen. Having obscured double glazed window to the side elevation and ceramic tiling to all splashback areas.

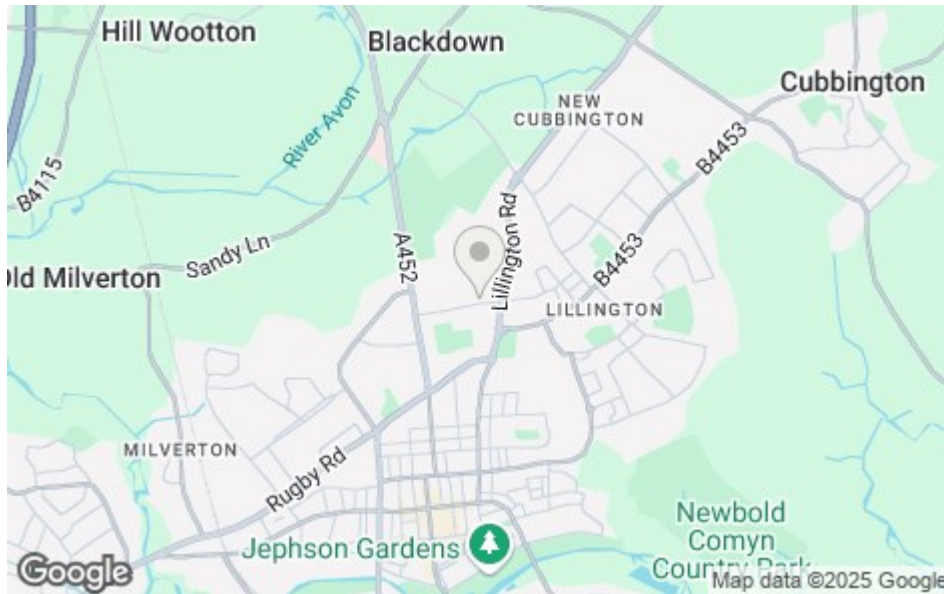












#### HOME OFFICE

This versatile reception room is currently being utilised as a home office and has a front facing double glazed window overlooking the foregarden. Providing ample room for office furniture, this could equally work well as a dining room, family room or play room.

#### FIRST FLOOR LANDING

having stairs rising from entrance hall and giving way to all four double bedrooms and the family bathroom, with large double glazed window to the front elevation and loft access hatch providing access to the loft storage area via a drop down ladder.

#### BEDROOM ONE

This spacious dual aspect double bedroom features double glazed windows to both front and rear elevations offering fantastic views over the gardens and grounds.

#### BEDROOM TWO

Another well proportioned double bedroom this time benefiting from a large built in storage wardrobe and having rear facing double glazed window overlooking the fantastic lawned rear garden.

#### FAMILY BATHROOM

This beautifully appointed family bathroom comprises a white suite with low level WC and enclosed cistern, oversized panelled bath, vanity unit mounted wash hand basin with undercounter storage, an enclosed shower cubicle with glass screen and mains fed shower. In addition, there is a double glazed window to the side elevation and built in linen cupboard.

#### BEDROOM THREE

Another generous double bedroom, also featuring a large double glazed window offering stunning views over the rear garden.

#### BEDROOM FOUR

The fourth and final double bedroom is currently being utilised as a single but could easily accommodate a double bed and has a double glazed window to the front elevation overlooking the foregarden and out to Cloister Crofts.

#### OUTSIDE TO FRONT

is a tarmac driveway enabling off road parking for 4+ vehicles. This leads up to the:

#### INTEGRATED SINGLE GARAGE

benefiting from both power and lighting and having an up and over garage door with internal pedestrian access from entrance hallway.



## TO THE REAR

is an absolutely stunning fence enclosed and lawned rear garden featuring mature trees, well stocked plant and shrub borders and beds, a recently installed decked rear dining terrace and paved footpath leading up to useful timber storage shed. With side access to both sides of the house.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. 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 G.

**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.







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Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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