



HOPTON CROFTS, MILVERTON

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SALES & LETTINGS



"A five-minute walk to the Milverton fields, two directions at the bottom of Guys Cliffe Avenue, or through to Dragons Cottage play area under the railway bridge to the fields off Milverton Lane. This is a popular walk across the fields to the Saxon Mill. Dragon Park has a children's area and is kept natural in some areas to attract wildlife. The community of Hopton Crofts is a good place to be, holding street parties over the last few years when major celebrations occur and having a Hopton Croft WhatsApp Group"



A 1980s detached mock Tudor-style front home in the very popular cul-de-sac of Hopton Crofts, which is in Milverton. The home benefits from paid-for solar panels on the roof and comprises a porch, entrance hall, guest WC, large through-lounge diner, rustic oak flooring, breakfast kitchen, utility, conservatory, four bedrooms, en-suite and a family bathroom. The property is set on a lovely corner plot and has a beautiful landscaped garden with plenty of patio and also the drive to the front. Has parking for four cars and plenty of lawn. The property does have a double garage, but one side has been partially converted.



It's in the detail...

Porch

A sliding double glazed door lead into the porch, which has a uPVC double glazed entrance door into the hallway.

Hallway

Engineered oak flooring, painted panel doors to the living room and guest WC, glazed door to kitchen diner.

Guest WC

With a continuation of the engineered oak flooring, handbasin with vanity storage, radiator, toilet and a timber single glazed window.



Living Dining Room

A large lounge diner with beautiful rustic, oak flooring and a contemporary flush-fitted woodburning stove. A uPVC double glazed bay window to the front, three ceiling light points, multiple radiators and coving. Door through to the kitchen diner and sliding uPVC double glazed doors to the conservatory.

Conservatory

Brick base and uPVC construction with glass roof, Velux window, uPVC double glazed French doors to the garden. An electric wall-mounted heater, tiled flooring and electrics.

Kitchen Breakfast Room

Top flooring, blue timber effect units with Worktop, which includes a one-and-a-half bowl, stainless steel sink with mixer tap, double oven, four ring Neff, electric hob with extractor over. Space and plumbing for dishwasher and counter, fitted fridge, wine, rack, large, radiator, door, pantry, under the stairs, split stable style door to the utility and painted panel door through to the living room. There's a UPVC double glazed window with a nice view of the garden.

Utility (Part of Garage)

Tiled floor, with cupboard housing the modern Worcester gas boiler. There is strip lighting and a uPVC double glazed door to the garden. Door through to the garage.



Landing

Carpeted landing with doors to the four bedrooms and family bathroom.

Bedroom One

Large bedroom with an array of fitted wardrobes, drawers, high-level cabinets and dressing table with more storage drawers. There are 2UPVCAAA windows to the front, a radiator and doors through to the en-suite.

En-Suite

A stylish fully tiled en-suite with glass walk-in shower with rainfall thermostatic and handheld attachment. Concealed waste floating toilet with flush chrome pushbutton, handbasin with vanity storage, useful tiled shelf, extractor, chrome towel radiator, flush fitted storage cupboards and cupboard housing the hot water tank. A uPVC double glazed window to the front.

Bedroom Two

A double bedroom with a uPVC double glazed window overlooking the rear garden. There is a fitted wardrobe and a radiator.

Bedroom Three

Single bedroom with a uPVC double glazed window overlooking the garden. Radiator.

Bedroom Four

Single bedroom with a uPVC double glazed window overlooking the garden. Radiator.

Family Bathroom

Fitted with a white suite comprising of a bath with mixer tap and handheld shower attachment, a bi-fold shower screen, an electric shower, a pedestal hand wash basin, a toilet, a white towel radiator and some complimentary tiling. There is uPVC double glazed window.





Double Garage

One is part garage, used for bikes and bins with an up-and-over door and a light. The full garage has an up-and-over door, timber single glazed window, electrics and strip lighting.

Rear Garden

An interesting corner plot garden, which has been landscaped with circular lawns, well-stocked bedding zones, small trees, large sandstone patio with brick retained bedding. There is a fenced and gated area for wood store and bins, which has a timber gate through to the front. Two outside taps and electric points. There is perimeter walling with brick built pillars and fencing.

Front & Parking

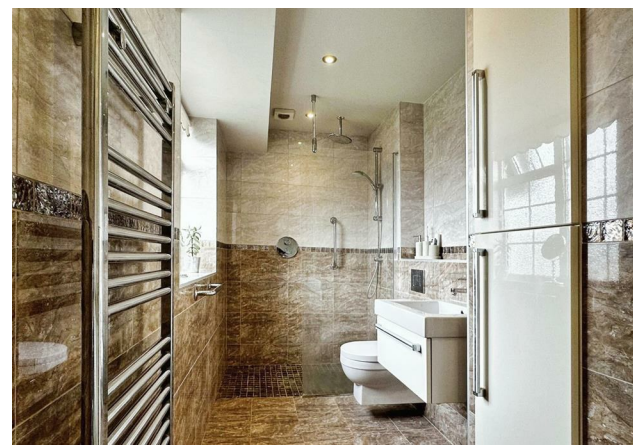
Tarmac drive for parking four vehicles, areas of green and planting.

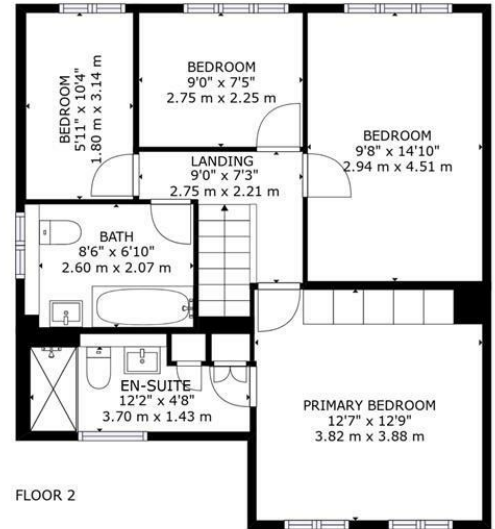
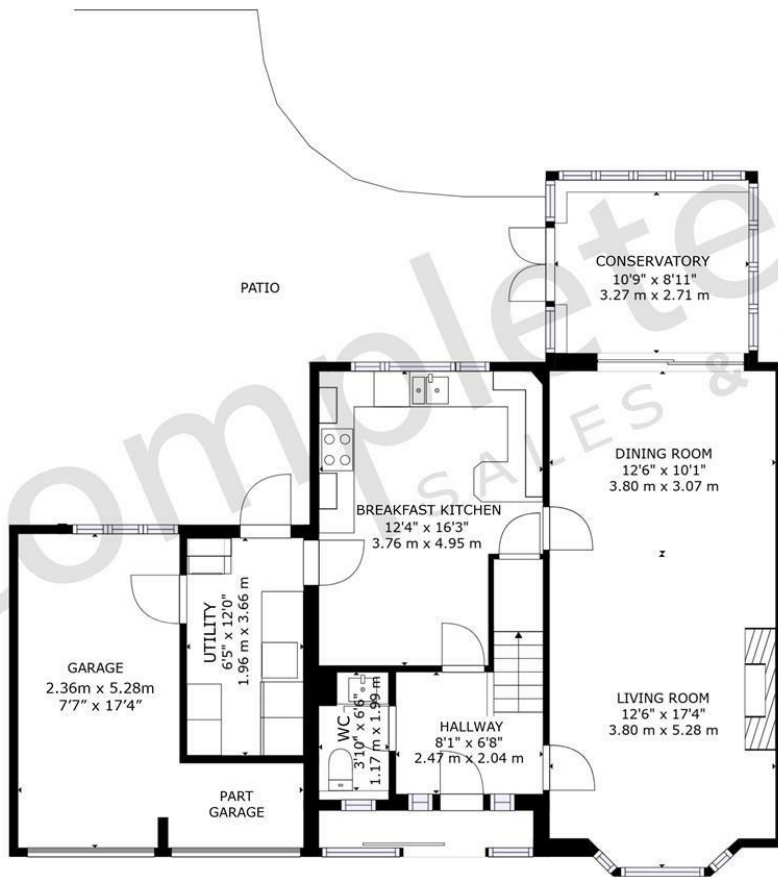
Solar Panels

The Solar Panels are Sharp NU Series 180W installed in November 2011. With an Aurora Phtovotak inverter. I-Credit 300 meter Feed in Tariff is with Octopus Energy. The FIT Plan covers an eligibility period 21.11.2011 to 20.11.2036 generation rate 43.3p paid for each unit of electricity generated. Export tariff 3.1p for each unit of electricity deemed as exported to the Electricity Network. The last two years FIT payments have worked out around £1,500 to £1,100 for the year depending on how sunny it has been.

Location

A quiet setting cul-de-sac of Hopton Crofts, which lies to the far end of Guys Cliffe Avenue and is positioned on the fringe of the popular area of Milverton, within easy reach of both local amenities and the town centre. There is a range of local amenities within Milverton itself, including schools such as Trinity School, Milverton Primary and Brookhurst Primary. There are local shops, whilst the town centre affords an extensive array of independent retailers, artisan coffee shops, pubs, restaurants and parks. In addition, there are good local road links available, whilst Leamington Spa station provides regular commuter rail links to London and Birmingham, amongst other destinations. Also a five-minute walk to the Milverton fields, two directions at the bottom of Guys Cliffe Avenue, or through to Dragon Cottage play area under the railway bridge to the fields off Milverton Lane. This is a popular walk across the fields to the Saxon Mill. Dragon Cottage Park has a children's area and is kept natural in some areas to attract wildlife. There is a group called Friends of Dragon Cottage play area who keep





GROSS INTERNAL AREA
 FLOOR 1: 868 sq. ft, 81 m², FLOOR 2: 642 sq. ft, 60 m²
 EXCLUDED AREAS: , GARAGE: 185 sq. ft, 17 m²
 PATIO: 493 sq. ft, 46 m²
 TOTAL: 1510 sq. ft, 140 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

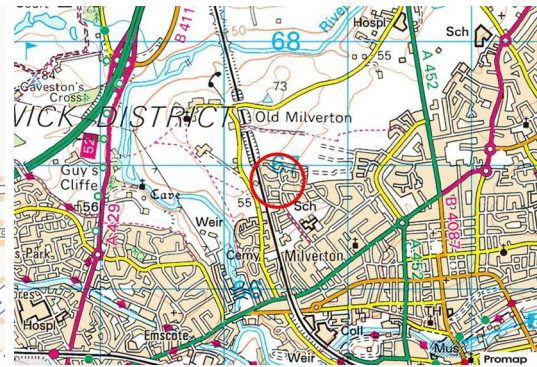
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an eye on the park and hold events there in the summer. The community of Hopton Crofts is a good place to be, holding street parties over the last few years when major celebrations occur and have a Hopton Croft WhatsApp Group, created during Covid to keep in touch, and continues with updates from Milverton Neighbourhood Watch etc.

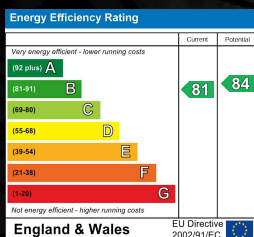


- 1980's Detached Family Home
- Spacious Lounge Diner
- Breakfast Kitchen
- Cul-De-Sac
- Landscaped Rear Garden
- Four Bedrooms
- Conservatory & Guest WC
- Double Garage/ Part Utility
- Bathroom & En-Suite
- Off Road Parking For 4 Cars



HOPTON CROFTS, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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