



RISDALE CLOSE, MILVERTON

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"This is one of those opportunities not to be missed! This huge corner plot home is at the foot of a peaceful cul-de-sac next to school playing fields with planning permission granted for a double-storey side & double-storey rear extension!



An amazing opportunity to buy a mature 1965 detached residence, situated at the foot of a peaceful cul-de-sac, with planning permission for further large extensions. It is located in the popular North West area of Milverton which is great for Brookhurst, Milverton Primary Schools and Trinity School. The home comprises an entrance hall, living/dining room, study, ground floor shower room, guest WC, kitchen, extended garden room, four bedrooms and a family bathroom. The home has a wonderful West facing garden, garage, carport, off-road parking and great views over Trinity School playing fields.



Its in the details...

Hallway

Aluminium double glazed door with a matching side window leads into the hallway, which is carpeted and has coving, dado rail, radiator and double glazed aluminium side window.

Study

With an aluminium double glazed window to the front elevation and radiator. High-level internal window to the shower room



Guest WC

Tiled with toilet and a sink. There is an aluminium double glaze window and open storage under the stairs.

Ground Floor Shower Room

Fully tiled shower room, which has a quadrant glass shower enclosure with electric shower, handbasin with vanity storage and chrome mixer, chrome towel radiator, toilet and high-level internal glazed window to the study.

Living / Dining Room

A large open-plan space with aluminium double glazed windows to the front elevation, central gas fireplace with painted timber surround, coving, dado rail, two radiators and large aluminium sliding patio doors to the garden.

Kitchen

Painted timber kitchen with dark worktops, tiled walls, a 1 & 1/2 bowl stainless steel sink with mixer tap and drainer. Space and plumbing for a dishwasher, fitted double oven, four ring gas hob, an extractor, a large aluminium double glazed window enjoying the garden views. Wall mounted boiler. Open doorway to the garden room.



Garden Room

With timber effect laminate flooring, a radiator, coving, ceiling rose, an aluminium double glazed door to the garden and two aluminium double glazed windows to two elevations.

Landing

A large landing with an aluminium base window overlooking school playing fields, painted panel doors through to the four bedrooms and bathroom. Loft hatch.

Bedroom One

Spacious double bedroom with fitted wardrobes, drawers, a radiator and aluminium double glazed window overlooking the front and school playing fields.

Bedroom Two

Spacious double bedroom with a radiator and aluminium double glazed window overlooking the front and school playing fields.

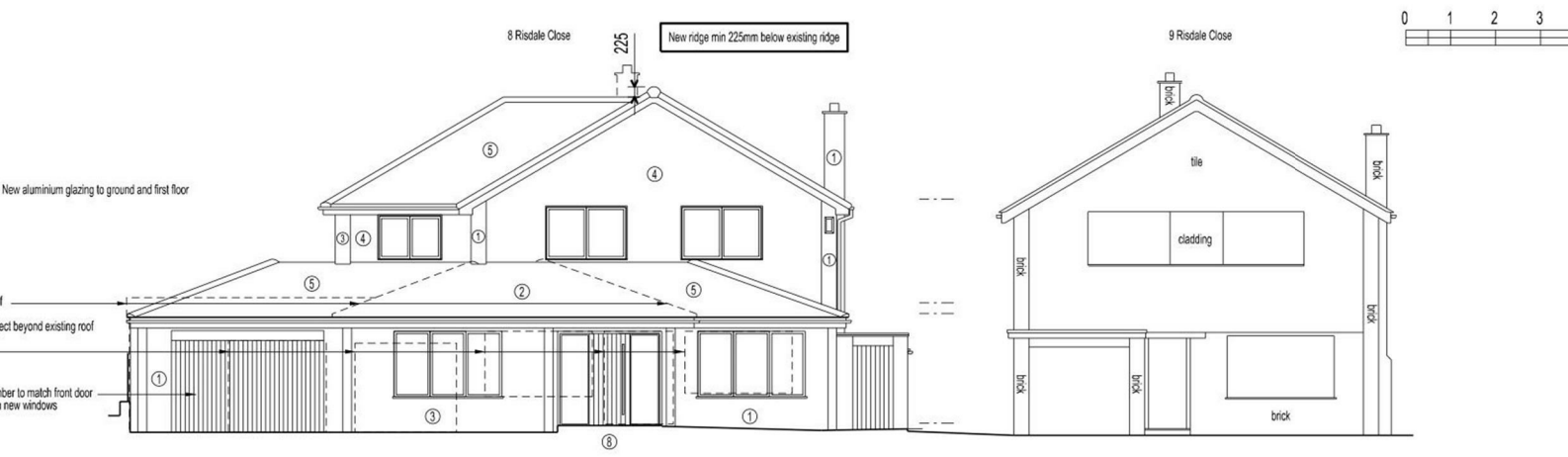
Bedroom Three

Spacious double bedroom with a radiator and aluminium double glazed window overlooking the rear garden.

Bedroom Four

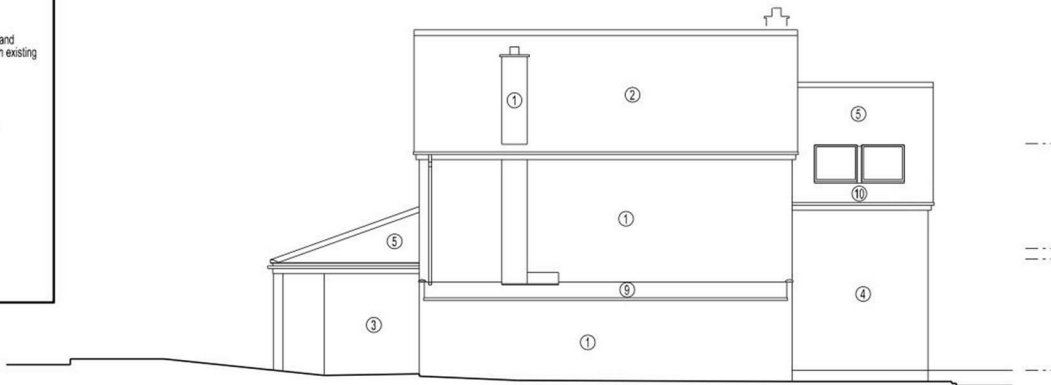
A good-sized bedroom with a radiator and an aluminium double glazed window overlooking the rear garden.





FRONT ELEVATION
East

- SCHEDULE
- ① Existing brickwork. Note: ground floor front and southern side elevation to be rebuilt to match existing
 - ② Existing roof tiles
 - ③ New brickwork to match existing
 - ④ Render over new/existing brickwork - white
 - ⑤ New roof tiles to match existing
 - ⑥ New aluminium glazing system - grey
 - ⑦ New aluminium sliding doors - grey
 - ⑧ New timber doors - colour to be confirmed
 - ⑨ New polycarbonate sheet roofing
 - ⑩ Rooflights / sun tunnels



SIDE ELEVATION
North

Assurances on:
 - verifying gradient of land
 - water drainage
 - foundation design
 - sewer / septic tanks
 - wall matters

Drawing to be read in conjunction with Engineer's details
 All workmanship to comply with British Standards and / or
 Code of Practice.
 Drawing for planning purposes only
 Contractor responsible for checking all dimensions and
 levels prior to commencement of work.

Revision
 A Proposed new ridge confirmed min 225mm below
 existing 10/05/23

Proposed Extension & Internal Modifications
 8 Risdale Close Leamington Spa
 Client: Mr and Mrs Smith
Proposed Elevations 1 of 2

Status: **Planning**
 Date: **March 2023**

Scale: **1:100 @ A3**
 Drawn: **JL**

Drawing No.: **276 P 16**
 Amendment: **A**

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Bathroom
 Fitted with a white suite comprising of bath, pedestal hand-wash basin, bidet, toilet, tiled walls, spotlights, a radiator and aluminium double glazed window.

Rear Garden
 A large West facing garden predominantly laid to well-kept lawn, which has brick retained bedding full of flowers and plants. There is a block paved sunny patio, outside tap, brick-built store and block paved carport access. There is also a useful lean-to store that runs along the full length of the house.

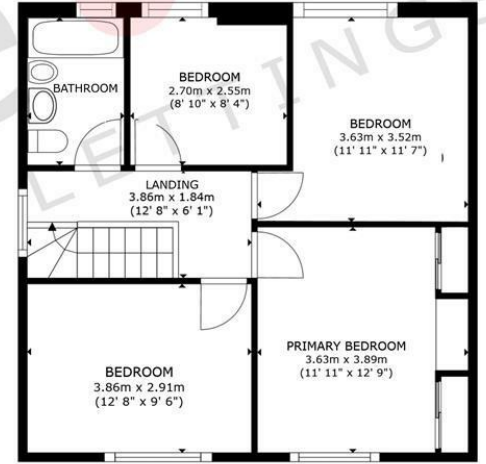
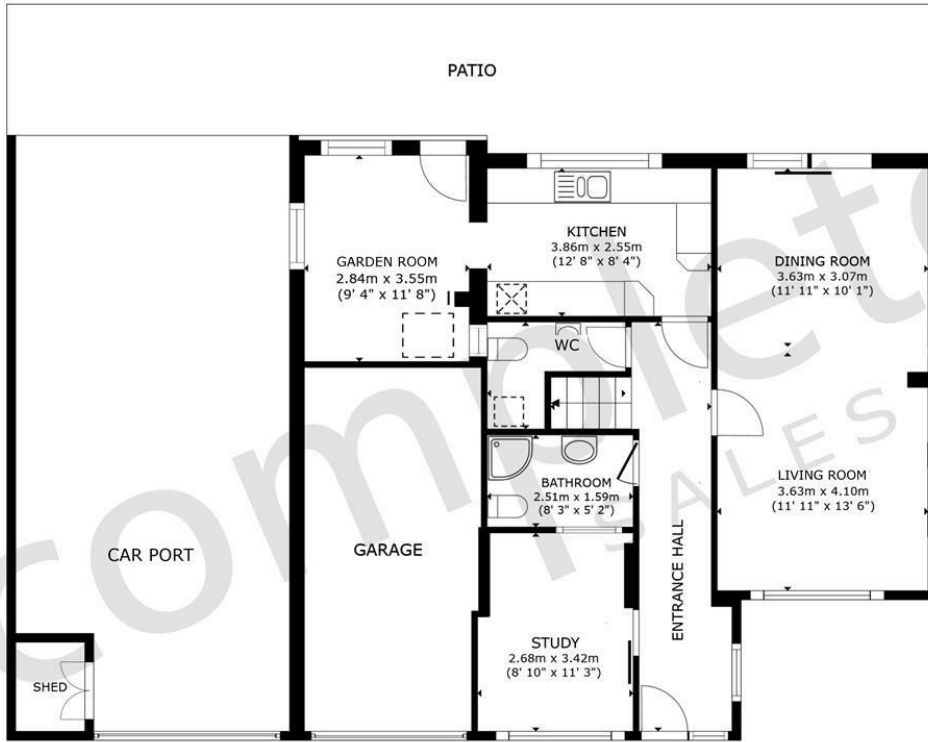
Front & Parking
 Lawn front garden with retained bedding area full of plants and flowers and a block laid path that leads to the entrance door. There is parking side-by-side for two cars. Door to garage and door to carport.

Garage & Carport
 Open over metal door, power and lighting. Up-and-over door to the block paved carport with polycarbonate roof. Garage measurements 6.4m x 2.9m.

Planning Permission
 W/23/0402- Erection of two-storey side and rear extension and a single-storey front extension (Granted May 2023)

Location
 A quiet setting cul-de-sac of Risdale Close, 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 and 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





GROSS INTERNAL AREA
 FLOOR 1 78.7 sq.m. (848 sq.ft.) FLOOR 2 56.9 sq.m. (613 sq.ft.)
 EXCLUDED AREAS : GARAGE 18.7 sq.m. (202 sq.ft.) PATIO 38.6 sq.m. (415 sq.ft.) PATIO 46.1 sq.m. (497 sq.ft.) SHED 1.8 sq.m. (20 sq.ft.)
 TOTAL : 135.7 sq.m. (1,460 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

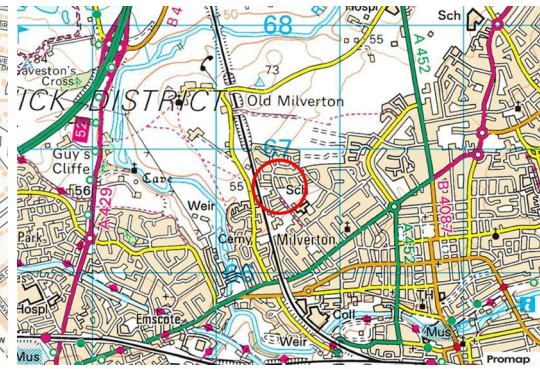
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retailers, artisan coffee shops, pubs, restaurants and parks. In addition, good local road links, whilst Leamington Spa station provides regular commuter rail links to London and Birmingham, amongst other destinations. Also a five-minute walk to the 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.



- An Extended 1965 Detached Home
- Four Bedrooms
- Lounge Diner
- Garden Room
- Cul-De-Sac
- Planning Permission- Double Storey Extension
- Study & Guest WC/Utility
- Kitchen
- Ground Floor Shower Room
- Popular School Catchments



RISDALE CLOSE, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
82	

England & Wales EU Directive 2002/91/EC

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