



ENNERDALE CLOSE, MILVERTON

complete ●●●  
SALES & LETTINGS









An extended and well-presented 1967 detached home, nestled in a quiet cul-de-sac in the highly sought-after suburb of Milverton, Northwest Leamington Spa. This spacious family residence offers a versatile layout, comprising a welcoming porch, entrance hall, a generous living room, a separate sitting room, and a formal dining room. The stylish granite-fitted kitchen is complemented by a utility room and a guest WC. Upstairs, there are four well-proportioned double bedrooms, a family bathroom, and an ensuite to the principal bedroom. Externally, the property boasts a beautifully maintained west-facing garden, a garage, and a driveway providing parking for multiple vehicles. Milverton remains a popular location due to its excellent school catchments, including Brookhurst Primary, Trinity School, Milverton Primary, and North Leamington School, making this an ideal home for families seeking space and convenience.

It's in the details...

#### Porch

A timber glazed entrance door with matching side windows leads into the hallway which has red quarry tiling, downlights and a timber glazed door to the hallway.

#### Entrance Hall

A spacious entrance hall with timber flooring and doors through to the living room, dining room and guest WC. Stairs lead to the first floor.

#### Guest WC

With Karndean luxury tiled flooring, toilet, corner handbasin with some tiling there is a timber glazed window and a radiator.

#### Living Room

A really good size living room with a central gas fireplace with timber surround, a large timber double glazed window to the front elevation, a large radiator and bi-fold doors to the sitting room.

#### Sitting Room

Karndean luxury tiled flooring, timber double glazed French doors to the garden with matching side windows. There is a radiator, coving and door through to the dining room.

#### Dining Room

Karndean luxury tiled flooring, two ceiling light points, timber double glazed bi-folding patio doors to the garden, which open onto hardwood decking. There is a large opening through to the kitchen. Door through to the sitting room.

#### Kitchen

Fitted with American walnut veneer curvature doors with granite worktops. The walnut doors have brushed chrome T-bar handles and other cabinets have glass sliding doors. Within the worktop there is a one-and-a-half bowl stainless steel sink with an instant boiling water tap and a drainer, a five-ring glass AEG gas hob with stainless steel extractor above and there is a granite upstand and glass splashback on the walls. The fitted kitchen includes an AEG oven, AEG microwave, pull-out larder racking, large AEG fridge, large AEG freezer, fitted AEG dishwasher, and a granite breakfast bar or computer area, handy for accessing online recipes. The timber double glazed window to the front has a granite windowsill. The ceramic tiled flooring has underfloor heating and there is a glass door to the extension which has a large utility.

#### Utility

With a continuation of the ceramic tile flooring with underfloor heating and units to match the kitchen with long brushed chrome handles and granite worktops. There's a one-and-a-half full Frankie sink with a mixer tap and glass splashback. Space and plumbing for a washing machine and space for a dryer. There are two high-level Velux windows, a radiator and a high-level Vaillant gas boiler. There's a door to the garage and a timber double glazed door to the garden.

#### Landing

Spacious carpeted landing with balustrade, timber double glazed window to the front large loft hatch with ladder to the boarded loft doors to the four bedrooms and bathroom. Door to the airing cupboard with the hot water tank and shelving.

#### Bedroom One

Spacious double with feature wallpaper wall, radiator, fitted wardrobes and a timber double glazed window to the front. Door to the en-suite.

#### En-Suite

Quadrant shower enclosure, circle mosaic feature tiling, floating handbasin, mirror wall light, extractor and downlights. White towel radiator and a toilet.

#### Bedroom Two

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





#### Bedroom Three

A double bedroom with a radiator and a timber double glazed window overlooking the garden.

#### Bedroom Four

A double bedroom, with a radiator and a timber double glazed window.

#### Bathroom

Fitted with a white suite comprising of a double ended bath with a central mixer tap and a thermostatic shower over. There is a toilet, handbasin mixer tap, white towel radiator, tiled splashback, luxury Karndean vinyl tiled flooring and a timber double glazed window.

#### Garage

With a Velux window, power lighting and a door to the front. There is also a mezzanine storage level.

#### Rear Garden

A good sized west facing rear garden predominantly laid to lawn which is contoured and edged with rumbled paving blocks. Various trees are planted around the perimeter, including an apple tree, sour cherry, pin oak, Victoria plum, damson and a windmill palm. Plants include red tip photinia, lavender, Wollemi pine, mock orange, redcurrant and raspberry bushes and a grapevine. There is a water butt and a shed. Raised hardwood decking and areas of patio. The garden is enclosed with timber fencing. The gated passage leads to the front. Outdoor electrics and tap.

#### Front Garden & Drive

EV charging point and a tap. Drive for parking 2-4 cars and a lawn front garden bordered by mixed hedging.

#### Location

Ennerdale Close is a quiet cul-de-sac, off Borrowdale Drive, which lies mid-way along Guys Cliffe Avenue, in the popular area of Milverton, with easy reach of both local amenities and the town centre, including schools such as Trinity, Milverton Primary, Brookhurst Primary and North Leamington School. There are local shops within walking distance plus the popular Fat Pug pub, Ennerdale Close is also a five-minute walk to the Old Milverton fields, accessed at the bottom of Guys Cliffe Avenue, or through Dragon Cottage play area under the railway bridge to the footpath off Old Milverton Lane. This





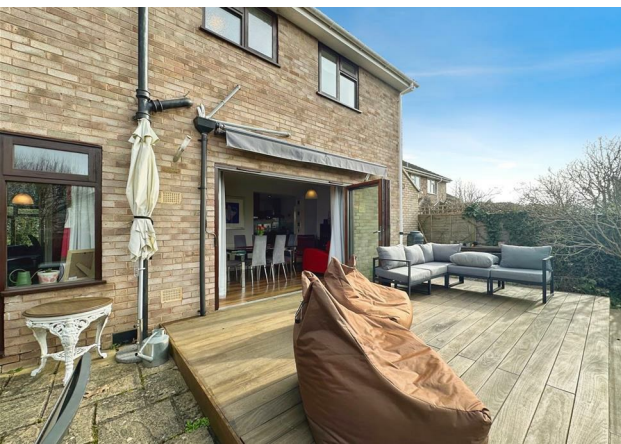


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GROSS INTERNAL AREA  
 FLOOR 1 92.2 m<sup>2</sup> (993 sq.ft.) FLOOR 2 65.8 m<sup>2</sup> (708 sq.ft.)  
 EXCLUDED AREAS : PATIO 39.8 m<sup>2</sup> (429 sq.ft.) GARAGE 14.8 m<sup>2</sup> (160 sq.ft.) REDUCED  
 HEADROOM 0.5 m<sup>2</sup> (6 sq.ft.)  
 TOTAL : 158.0 m<sup>2</sup> (1,701 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



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. Leamington town centre provides an extensive array of independent retailers, artisan coffee shops, pubs, restaurants and parks. In addition, there are good local road links, Leamington Spa station provides regular commuter rail links to London and Birmingham, amongst other destinations.

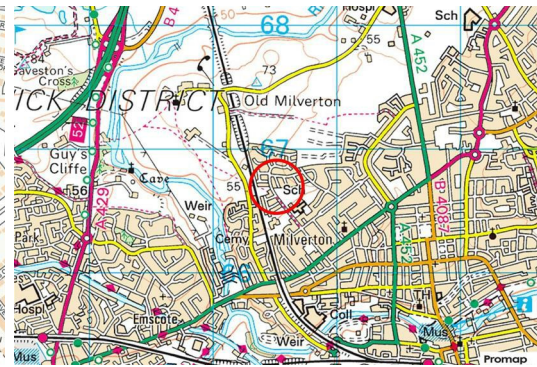
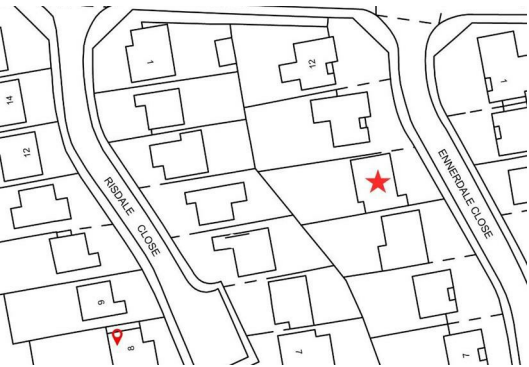






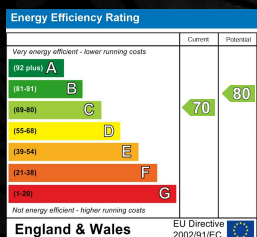
- 1967 Extended Detached
- Two Reception Rooms
- Utility & Guest WC
- Large West Facing Garden
- Garage & Parking

- Four Double Bedrooms
- Family Kitchen Diner
- Two Bathrooms
- Cul-De-Sac
- Popular Milverton



## ENNERDALE CLOSE, LEAMINGTON SPA

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



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