



RISDALE CLOSE, MILVERTON

complete ● ● ●
SALES & LETTINGS





A very stylish and extended detached in a peaceful cul-de-sac in Milverton a popular North West area of Leamington. The home has undergone a lot of modernisation by the current owner which includes a rewire, re-plaster, re-plumb, new luxury flooring, some new aluminium windows, all new doors including bi-folds, a new kitchen and utility. The owner's actually have applied for planning permission for a front extension double storey extension. The spacious family home comprises: a beautiful entrance hall, a guest WC, a boiler store, open-plan family kitchen living diner, a utility, four spacious bedrooms and a family shower room. There is a West facing sunny garden, with a large patio, large side patio and parking to the front with a further garden. Well located for local schools such as Brookhurst, Trinity and North Leamington School.

It's in the details...

Entrance Hall

Stylish composite entrance door, with glazed panel leads into the welcoming hallway. Which has been replastered, rewired and has half height panel effect walls and beautiful Amtico parquet style luxury vinyl flooring. There is grey carpet to the stairs, attractive wall lighting and there is modern doors through to a large boiler cupboard which houses the new hot water tank and boiler. Door to the garage, guest WC and two doors to the open-plan living space. There is under-floor heating.

Guest WC

With a continuation of the Amtico parquet style luxury vinyl tile flooring, into the very well presented space, with a concealed waste toilet, floating handbasin a chrome mixer tap and tiled backsplash. LED downlighting and a aluminium double glazed black window.

Open Plan Space

Lounge / Family/ Diner/ Kitchen

All with a continuation of the Amtico parquet styled luxury vinyl tile flooring, half height panelled effect walls, under-floor heating on three zones, chrome plugs and switches.

Kitchen

Very stylish matte white finished kitchen, which includes a Smeg double oven, Neff four ring induction hob, with a black glass extractor above, white quartz worktops with a 1 & 1/2 bowl stainless steel sink, with engraved drainer and surface mounted mixer tap with instant boiling water function. A large centre island with grey quartz worktop which has rounded breakfast bar for three chairs as well as lots of storage and a Bosch large induction hob. Also a aluminium double glazed black window with a lovely view of the garden.

Lounge/Family/Diner

All beautifully appointed being re-plastered , having a uPVC double glazed window to the front elevation, two ceiling light points, three remote controlled Velux windows and a range of spotlights. With aluminium double glazed black bi-folding doors to the garden. Door to the utility.

Utility

With a continuation of the Amtico parquet style luxury vinyl tile flooring. White fitted units, timber worktops which includes space for a washing machine and shelf for a dryer. An aluminium double glazed black door to the side.

Landing

An elegant landing with thick pile grey carpet, glass staircase, beautiful wall lighting and two ceiling light points. There is panelled effect walls, and aluminium double glazed black window. Loft hatch and doors to the bedrooms and the shower room.

Bedroom One

A spacious double bedroom which is really well appointed two column, traditional white radiator, wall lighting, chrome plugs and switch switches and a uPVC double glazed window to the front.

Bedroom Two

A spacious double bedroom which is really well appointed two column, traditional white radiator, wall lighting, chrome plugs and switch switches and a uPVC double glazed window to the front.

Bedroom Three

A spacious double bedroom which is really well appointed, has a two column, traditional white radiator, wall lighting, chrome plugs and switch switches and a aluminium double glazed black window overlooking the rear garden.

Bedroom Four

Great sized fourth bedroom which is well appointed and has a two column traditional white radiator and a aluminium double glazed black window overlooking the rear garden.

Shower Room

A wetroom style shower with static glass screen, a rainfall shower with body jets and handheld shower



attachment. There is a toilet, pedestal hand wash basin, a chrome towel radiator, an extractor and aluminium double glazed black window

Rear Garden

The lovely West facing garden which has a large white tiled patio great outdoor entertaining and there is a large area of lawn in the garden is retained with a mixture of fencing and brick walling that has lighting. There's a large passageway to the side that's gated to the front. there is another tiled passage with a shed.

Garage

The garage has a timber window and electric roller shutter door to the front. There is power and lighting and internal doors to the hallway.

Front & Drive

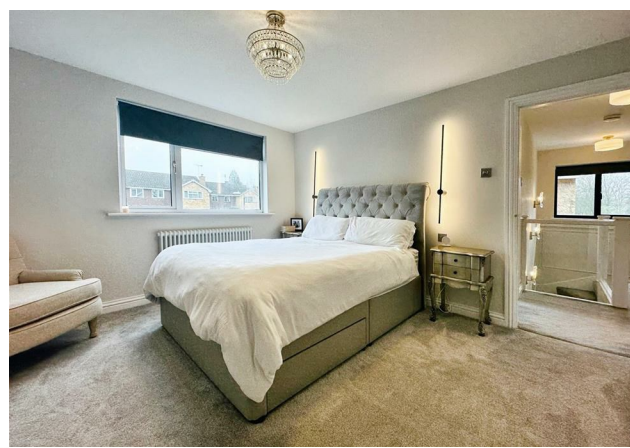
A block paved drive for several cars and a contoured lawn with planting and large feature rocks. There is outside lighting, electric sockets and a timber gate to the side passage.

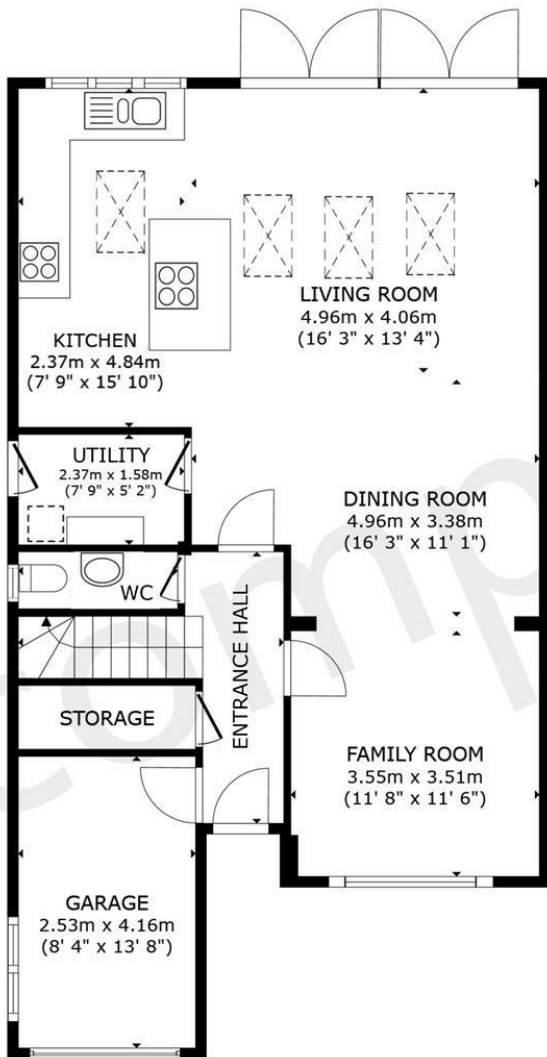
Planning Permission

The current owners have just applied for a further extension to the front of the property which has been submitted and waiting for the outcome.

Location

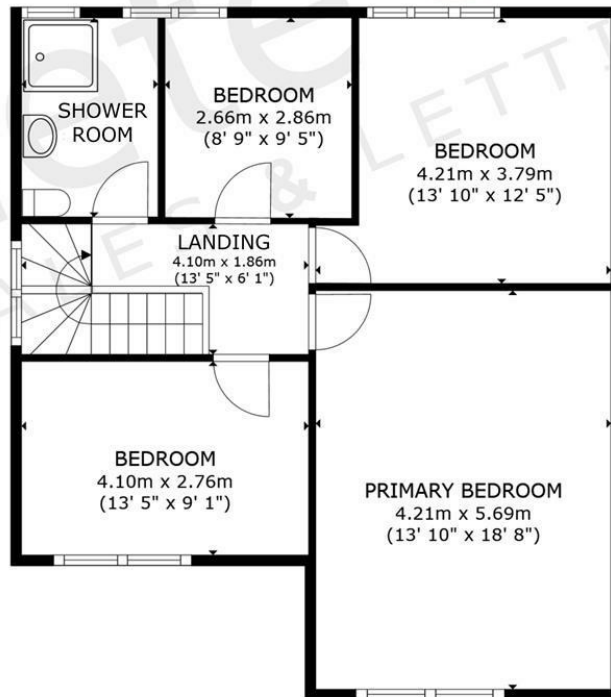
A quiet setting cul-de-sac of Risdale Close, which lies to the far end of Guys Cliffe Avenue and is positioned on the fringe of the popular area of Milverton, within easy reach of both local amenities and the town centre and local amenities within Milverton itself, including schools such as Trinity School, Milverton Primary and Brookhurst Primary. There are local shops, whilst the town centre affords an extensive array of independent 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.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 78.2 m² (842 sq.ft.) **FLOOR 2** 72.6 m² (781 sq.ft.)
EXCLUDED AREAS : GARAGE 10.5 m² (113 sq.ft.)
TOTAL : 150.8 m² (1,623 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

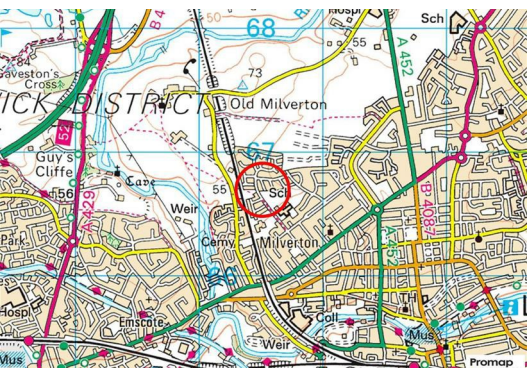
The Leamington Property Expert





- 1960's Extended Detached
- Planning For Front Extension Applied
- Open Plan Living, Utility
- Bi-Folding Doors & Guest WC
- West Facing Garden

- Four Large Bedrooms
- Re-Plastered, Re-Wired, New Heating System
- Quartz Fitted Kitchen
- Garage & Parking
- Peaceful Cul-De-Sac



RISDALE CLOSE, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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