



KENDAL AVENUE, MILVERTON

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SALES & LETTINGS





An extended mature 1960s detached in the very popular area of Milverton in North West Leamington. The spacious home measuring approximately 2137 ft.² has versatile family living space and benefits: a porch, hallway, guest WC, living room, large two-tier family room, dining kitchen, side hall and tandem garage with second kitchen on the ground floor. On the first floor, four spacious double bedrooms, an en-suite and a walk-in dressing room to the main bedroom and a four-piece family bathroom. Benefits from solar panels, block paved drive to the front for 2 to 3 cars and rear garden. This family home is in a great suburb and is offered with no onward chain. Close to local schools such as Brookhurst Primary and Trinity School.

It's in the details...

Porch

A contemporary entrance door with frosted window leads into the porch, which has oak flooring, a radiator, a uPVC double glazed window and spotlights. Oak glazed door leads into the central hallway.

Hallway

With a place door through to the living room, carpet and staircase leading to the first floor with oak storage covered below and an oak door to the guest WC.

Living Room

A good-sized living room with wall lighting, central fireplace with a living gas flame fire and two radiators. There's a large UPVC double glazed window, coving and an oak glazed door through to the family room.

Family Room

A large split-level room which has a recess for a TV, downlighting and coving. There's a uPVC double glazed window and a radiator with steps down to the further area with a glass lantern to the ceiling and anthracite colour uPVC double glazed bi-folding doors. Glazed door through to the kitchen diner.

Kitchen Diner

A stylish open space with a quartz centre Island with added breakfast bar, quartz worktops with a five-ring gas hob with AEG glass black extractor. Double Bosch oven, housing for American style fridge, lots of pan drawers and cupboards there's a large sunken stainless steel sink with surface mounted mixer tap and double engraved drainer. A dishwasher and lots of LED lighting and pendant lighting. There is a polished tiled flooring and anthracite uPVC double glazed bi-folding doors to the garden. Glazed door through to the side passage.

Side Passage

With a continuation of the polished tile flooring, Velux window, loft hatch, coving, downlighting and a modern composite door with frosted window. Door through to the garage.

Garage

A long tandem style garage - which has strip lighting, doors to the front and a secondary oak kitchen with a one and a half bowl sink with mixer tap and drainer. There is space & plumbing for a washing machine, space for a dryer, a double fitted oven, a five-ring gas hob and an extractor. Worcester gas boiler with the hot water tank.

Landing

A spacious carpeted landing with a uPVC double glazed window to the front, downlights, coving, oak doors to the four bedrooms and family bathroom. A large loft hatch with a pulldown ladder to the boarded loft.

Bedroom One

A large double bedroom, with fitted drawers and a dressing table. Downlights, a large uPVC double glazed window overlooking the rear garden. There is a radiator and an opening through to the dressing area.

Dressing Area

With dark timber effect flooring, fitted gloss wardrobes with large chrome handles and a radiator. Downlights and an oak door through to the en-suite.



En-Suite

Fully tiled en-suite with a large shower enclosure, a glass sliding door, a rainfall thermostatic shower, floating vanity storage with handbasin and mixer tap. A toilet, a chrome towel radiator, downlights, an extractor and a uPVC double glazed window.

Bedroom Two

A very spacious double bedroom with a wall of oak fitted furniture, radiator, downlights and a uPVC double glazed window to the rear.

Bedroom Three

Oak flooring, fitted wardrobes, a radiator and a uPVC double glazed window to the front.

Bedroom Four

A small double bedroom, with a radiator, oak flooring and a uPVC window to the front.

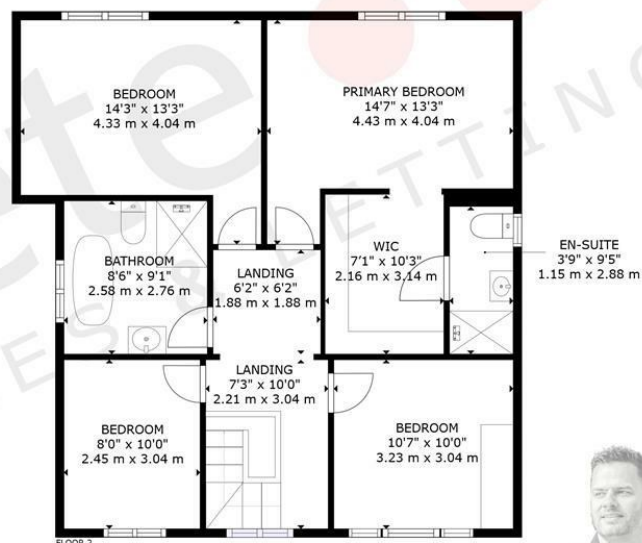
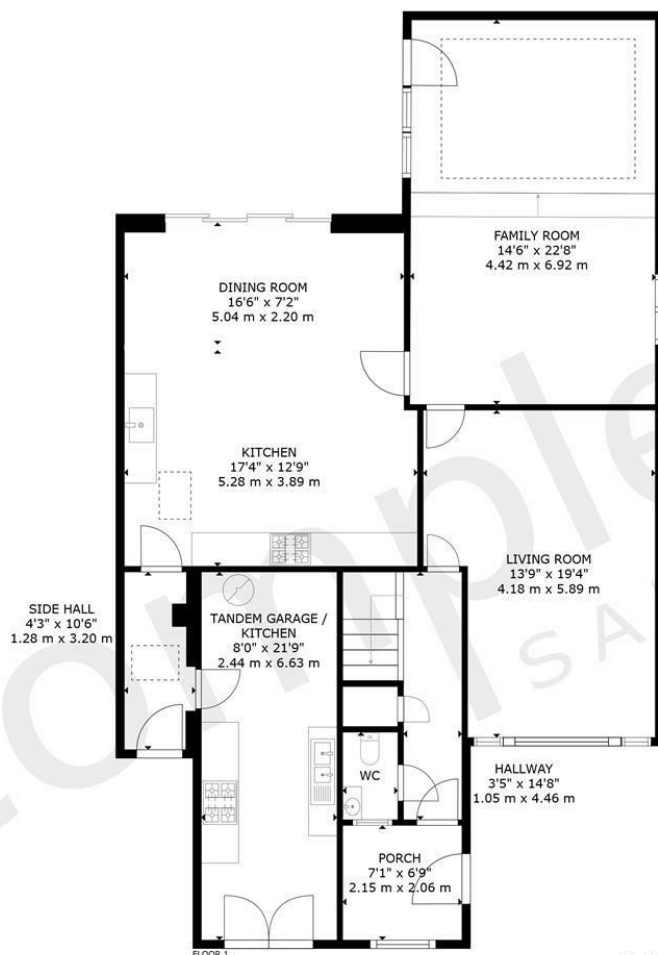
Bathroom

A stylish four-piece bathroom that comprises a fully tiled floor and ceiling. A floor-standing egg-style bath with a floor-standing mixer tap with a handheld shower attachment. A large shower with a glass sliding door and a mains rainfall shower with handheld attachment. Contemporary toilet, floating large handbasin with 1 o'clock mixer tap and vanity drawer. There's a chrome towel radiator, downlights, an extractor and a uPVC double-glazed window.

Location

A quiet setting 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





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GROSS INTERNAL AREA
FLOOR 1: 1,313 sq. ft, 122 m² FLOOR 2: 824 sq. ft, 77 m²
TOTAL: 2,137 sq. ft, 199 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

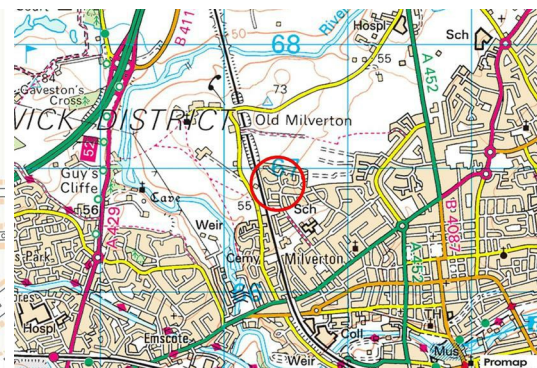
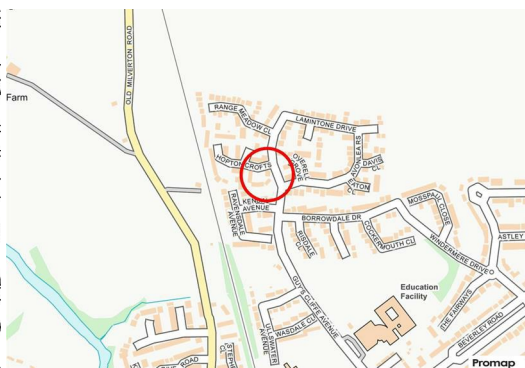


centre affords an extensive array of independent retailers, artisan coffee shops, pubs, restaurants and parks. In addition, good local road links, whilst Leamington Spa station provides regular commuter rail links to London and Birmingham, amongst other destinations. Also, a five-minute walk to the Milverton fields, two directions at the bottom of Guys Cliffe Avenue, or through to the 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, which is a great scenic gastro pub. Dragon Cottage Park has a children's area and is kept natural in some areas to attract wildlife.



- A 1966 Mature Deatched
- Spacious 2137 ft.² Family Home
- Living Room, Guest WC
- Large Dining Kitchen & Bi-Folds
- En-Suite & Dressing Room

- Extended to Side, Rear and Front
- Four Double Bedrooms
- Two-Tier Family Room & Bi-Folds
- Second Kitchen/Tandem Garage
- Solar Panels & No Chain



KENDAL AVENUE, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
A (92+)	
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	86
EU Directive 2002/91/EC	88

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