



FAIRHURST DRIVE, NORTH LEAMINGTON

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SALES & LETTINGS





This beautifully presented, mature detached five-bedroom home, built by Berkeley Homes in 1992, is set within a peaceful and sought-after cul-de-sac just off the prestigious Northumberland Road in North Leamington. The spacious and well-appointed accommodation includes an inviting entrance hall, a fitted home office, a guest WC, a large formal dining room, an elegant living room, a refitted kitchen, a utility room with additional storage, and five generous bedrooms. The principal bedroom boasts a stunning en-suite, complemented by a stylish four-piece family bathroom. The home features premium fitted flush casement windows, new doors, an attractive landscaped garden, two private parking spaces with an EV charging point, and an integral double garage.

Ideally located within walking distance to the town centre and highly regarded local schools, this exceptional property offers comfort, style, and convenience, with views to the rear over open countryside, in one of Leamington Spa's most desirable residential areas.

It's in the details...

Entrance Hall

A modern composite entrance door with double glazed centre window leads into the spacious, elegantly presented hallway, timber effect Amtico flooring and a carpeted staircase leads to the first floor with painted balustrades and timber handrail. There are timber painted doors to the study, guest WC, living room and further glazed doors through to the kitchen and double French doors through to the dining room. There is an enclosed under-stairs storage cupboard with fitted shelving.

Guest WC

With a continuation of the antique timber effect flooring, a pedestal hand wash basin with chrome mixer tap, a concealed waste toilet with chrome flush pushbutton and useful timber shell. Chrome towel radiator, extractor and a flush casement uPVC double glazed window.

Study

With Amtico timber luxury vinyl tile flooring, stylish fitted study furniture with oak desk, drawers and lots of cabinets including glass display cabinets. There is a radiator and a flush casement uPVC double glazed window.

Dining Room

A really good sized dining room with beautiful decoration and a leaded flush casement uPVC double glazed window to the rear elevation. Detailed plaster coving to the ceiling and a radiator.

Living Room

The living room has a central gas fireplace with beautiful beige quartz surround and black quartz hearth. With uPVC double glazed sliding doors to the garden and a leaded flush casement uPVC double glazed window to the rear elevation. There are also two radiators, two ceiling light points, detailed coving and a feature wallpaper wall.

Breakfast Kitchen

Gloss white fitted kitchen with chrome handles, squared edge white worktops with a Corian style one and a half bowl Blanco fitted sink with mixer tap and drainer. There is a five-ring Neff gas hob with white glass extractor over. There is a Neff microwave combination oven as well as a deep plate warming drawer and a Neff oven. With an integrated dishwasher and intelligent pull-out corner racking, down lighting, large matte white porcelain floor tiling that leads through to the utility. A leaded flush casement uPVC double glazed window to the rear elevation. Glazed internal door leads through to the utility.

Utility

With lots of gloss white fitted storage with brushed chrome handles there is space and plumbing for a washing machine and tumble dryer. There is a large stainless steel sink with drainer mixer tap and a large cupboard. There is a door through to the garage, modern composite side door to the pathway that leads to the front and garage. There is downlighting and a radiator. A leaded flush casement uPVC double glazed window to the rear elevation.

Landing

A very neutrally decorated landing which has coving, painted doors through to the five bedrooms and the family bathroom. There is an airing cupboard with a pressurised hot water cylinder and shelving.

Bedroom One

A spacious double bedroom with two fitted wardrobes and the door through to the ensuite. There is a radiator, coving, two ceiling light points and a leaded flush casement uPVC double glazed window to the rear elevation.

En-Suite

An extremely luxurious four piece bathroom with a corner modern floor standing style bath with chrome mixer tap and an extendable handheld shower attachment. There's a fitted bathroom cabinet which is floating with under lighting, a beautiful glass shower enclosure which has a flush fitting shower tray and a rainfall mains Aqualisa thermostatic shower with handheld attachment. There are two tiled shower niches with LED lighting and the shower has controls outside the enclosure. There is a vanity floating handbasin unit with a Geberit ceramic sink with chrome mixer tap, an LED flush fitted mirror cabinet with two electric shaver points. A concealed waste toilet with a Geberit white glass push button. There is a white towel radiator, downlights, extractor and a leaded flush casement uPVC double glazed window to the front elevation.

Bedroom Two

Spacious double bedroom with coving, a feature wallpaper wall, a double sided mirrored wardrobe, a radiator and a leaded flush casement uPVC double glazed window to the rear elevation.

Bedroom Three

A spacious double bedroom with coving, a feature wallpaper wall, a radiator and a leaded flush casement uPVC double glazed window to the front.

Bedroom Four

A double bedroom with a radiator, coving, and a fitted wardrobe and a leaded flush casement uPVC double glazed window to the front elevation.

Bedroom Five

A double bedroom that's currently used as a dressing room which has beautifully fitted wall of wardrobes with one mirror panel and downlights. There is coving, a radiator and a leaded flush casement uPVC double glazed window to the rear elevation.

Bathroom

A beautifully presented four piece bathroom which has a double ended bath with wall fitted mixer controls, floor standing concealed waste toilet with chrome flush pushbutton. There is a floating vanity unit with a large sink and mixer. A mains thermostatic shower



with glass door, LED mirror, downlights, and extractor a chrome towel radiator and a leaded flush casement uPVC double glazed window. electric underfloor heating- with a Wi-Fi enabled wall mounted thermostat.

Rear Garden

There's a mature rear garden with some beautiful trees, plenty of lawn with a slabbed contoured pathway that leads to a patio. Located here is a Summer House with mains power, glazed double entrance doors, a side window and extended roofline with downlighting providing a sheltered relaxation space. The garden has timber fencing and has a planted bedded border with plenty of plants flowers and small bushes.

Front Garden & Drive

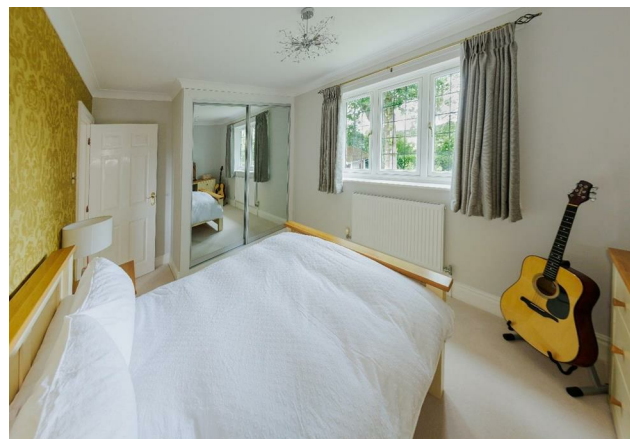
There is a large front lawn with a corner bedding area which has a small tree and bushes. There is a block paved drive for parking two cars side-by-side. Timber gate through to the passageway to the rear garden. With EV electric charging point.

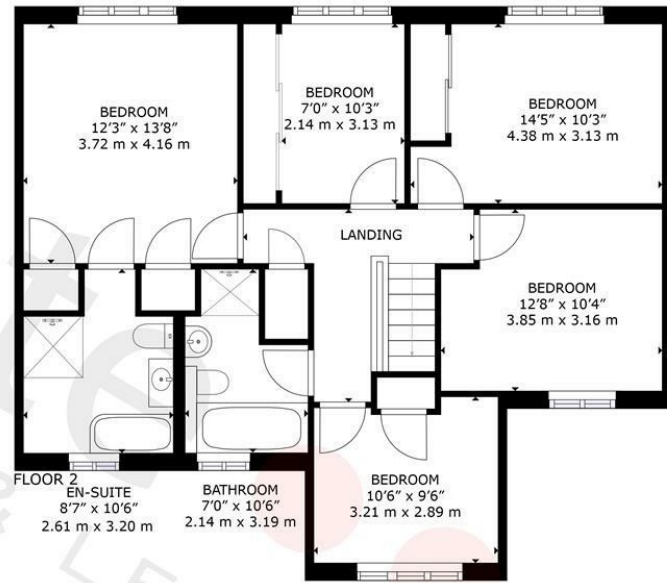
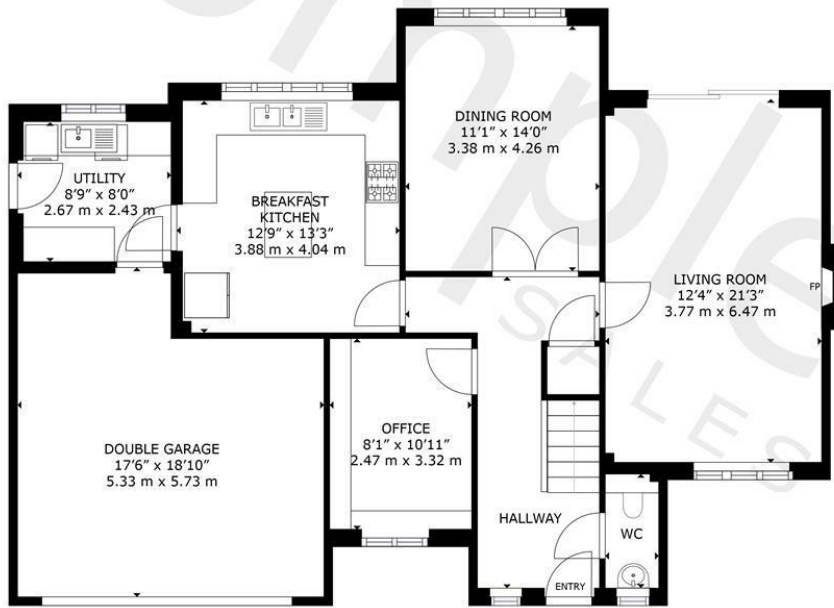
Double Garage

With power, lighting and a hardwood double electric powered door. Pedestrian door to the utility.

Location

Set on a tranquil cul-de-sac, amongst stunning individual detached properties along this peaceful drive. These homes are very popular and rare to find especially with a mature garden backing on to fields. North Leamington proves very popular and this road is seen as one of the most desirable, with cul-de-sacs around Northumberland Road being the sought after 'place-to-be'. Access to the local town is convenient with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés, restaurants and bars to enjoy amongst great shopping and beautiful parks all within a 20 minute walk from this property. School catchments for this property are second to none falling within many private and state schools.





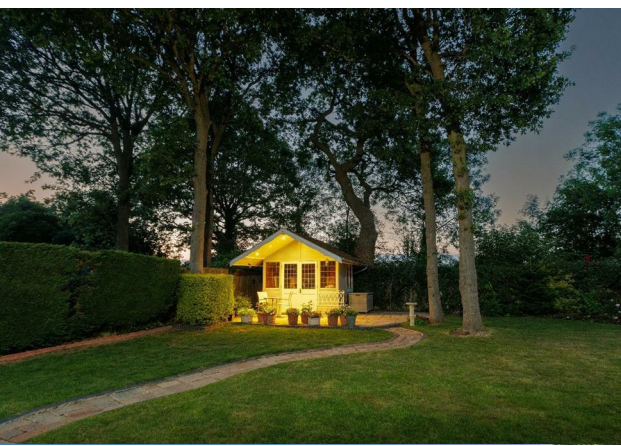
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GROSS INTERNAL AREA
FLOOR 1: 965 sq. ft, 90 m², FLOOR 2: 963 sq. ft, 89 m²
TOTAL: 1,927 sq. ft, 179 m²
EXCLUDED AREA: GARAGE: 293 sq. ft, 27 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



The Leamington Property Expert





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