



STIRLING AVENUE, NEW CUBBINGTON

complete ● ● ●
SALES & LETTINGS





A stylish 1950s semi-detached family home in the very popular area of New Cubbington. The property comprises of entrance hall, lounge, dining room, kitchen, guest WC, conservatory, three well-proportioned bedrooms and a stylish bathroom. There is a large North-Westerly facing garden that comes with an established allotment, large workshop, glass house and chicken coop. The property has a double-length tandem garage and off-road parking. The property is well located for Telford Infant and Primary School as well as North Leamington School. The owners have drawings for a wraparound extension with loft conversion (not submitted) which will come with the sale.

It's in the details...

Hallway

Modern composite entrance door with five port hole windows leading into the hallway which has timber effect Harvey Maria luxury vinyl tiled flooring with a feature tile effect central column. There is a radiator, door to the guest WC, built-in key box, door through to the living room and glazed door through to the kitchen. A carpeted staircase leads to the first floor with understair open storage.

Guest WC

A well-presented WC with a continuation of the timber effect flooring, crown tower radiator, small handbasin with a mixer tap and multicoloured bevelled edge tiling and a fixed mirror. There is a slimline uPVC double glazed window, toilet and coving.



Living Room

Set as an indulgent reading space, there is an impressive traditional stonework open fireplace with a rustic oak mantle. High quality rustic alcove shelving with integrated downlighting and the continuation of the timber effect luxury vinyl tiled flooring is laid at 30 degrees. A uPVC tilt & turn double glazed window to the front has modern fitted shutters. There is a large radiator and square opening through to the dining room. Coving to ceiling and a Nest thermostat.

Kitchen

With timber effect laminate flooring, dark timber effect kitchen with black worktops which include one and a half stainless steel sinks with tap and drainer, as well as refuse and compost bins built into the extra deep counter tops. Undercounter space for a dishwasher, a useful deep storage cupboard, space for a large twin oven (including gas & electric connection points) and a double glazed window with a view of the garden. Bifold door to the pantry/storage cupboard and door through to the garage.



Dining Room

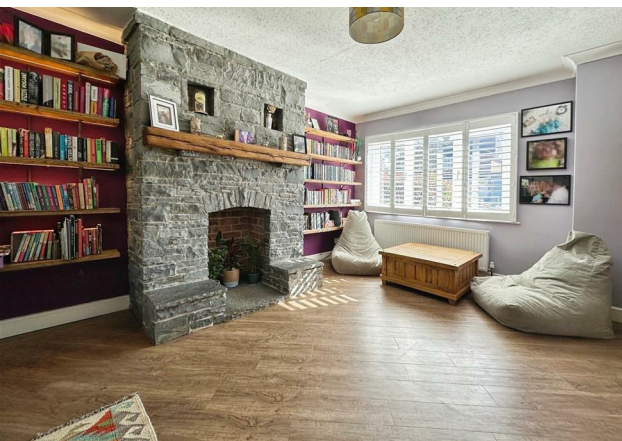
We have a continuation of the timber effect luxury vinyl tiled flooring, decorative ceiling rose, coving, radiator, and oak glazed bi-folding doors leading to the conservatory/breakfast room. Hidden connections for TV/Media are recessed into the wall.

Conservatory

A uPVC double glazed conservatory that can be used year-round. It consists of an insulated & plastered ceiling with smart control downlights. The floor is insulated, sealed & carpeted with artificial grass lending itself to the atmosphere of the garden patio which is accessed by a set of French doors.

Tandem Garage

A long garage with a metal up-and-over door, power, lighting and the gas-fired Worcester boiler. The efficient heating system is zoned into two separate circuits with upstairs and downstairs being independently controlled by 2 Nest Thermostats, perfect for those working from home during winter. There is a utility space and plumbing for a washing machine and a dryer. A uPVC double glazed door goes to the garden.



Landing

The carpeted staircase leads to the landing which has luxury vinyl tile flooring with a central column tiled pattern matching the downstairs hallway. There is a loft hatch with pull down ladder to access the boarded loft space. A uPVC double glazed window to the side elevation with modern fitted shutters. There are three bedroom doors and a sliding door to the bathroom.

Bedroom One

A generous and bright double bedroom with ample space for a super king bed and triple wardrobe layout. There is a continuation of the timber effect luxury vinyl tiled flooring, coving, and uPVC double glazed window to the front with modern fitted shutters. There is fitted shelving around the chimney breast.

Bedroom Two

The feature of this room is the hidden-until-lit fibre optic cosmic ceiling with 50+ of the northern hemisphere constellations. Brilliant for young children with a feature 'splash' painted wall. There is fitted children's shelving and a radiator. Continued timber effect vinyl tile flooring with a large UPVC double glazed window with a great view of the garden and modern fitted shutters.





Bedroom Three

A single bedroom that has coving, a radiator and a uPVC double glazed window to the front with modern fitted shutters.

Bathroom

Very well finished with a p-shaped bath, glass shower screen and a rainfall thermostatic shower with handheld attachment. Floating handbasin chrome mixer tap, tilt-n-turn frosted uPVC double glazed window. There is a chrome towel radiator with a traditional three-column radiator. There is an electric toothbrush charger and a toilet. There is a continuation of the timber effect luxury vinyl tiled flooring, downlights and an extractor.

Garden

Step down to a paved terrace retained with timber sleepers partially covered with an artificial lawn. The terrace area is a great space for entertaining, overlooking the garden which is laid to lawn, with mature planting and mulched bedding. Perfect for those families looking to establish a little homestead; there is a large chicken coop. Picket fencing towards the rear designates the gardener's garden where there is an established allotment plot, tool shed, glasshouse, hard standing and compost area all supported by mulched walkways. There is also a good quality 5m x 3m workshop fitted out with wrap around worktop and shelving.

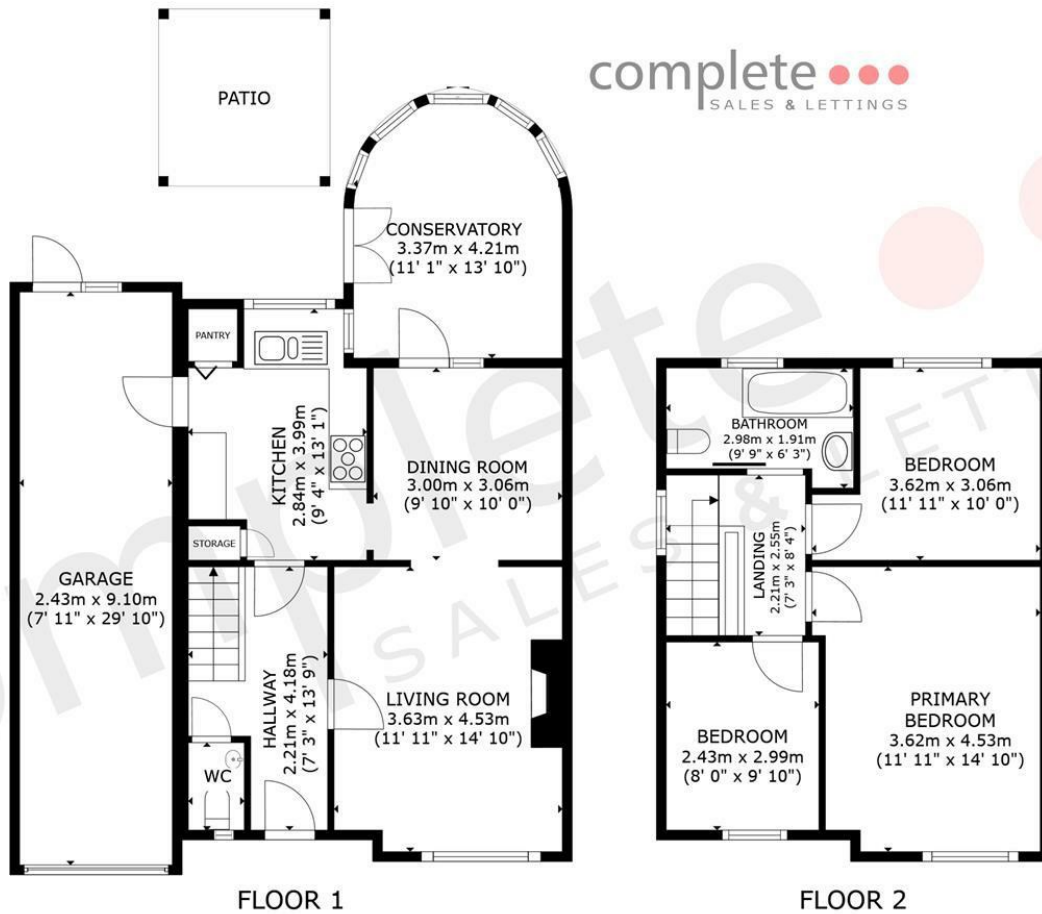
Front garden & Drive

There is a tar driveway with a small height brick wall. Mature hedging and bedding plants lead round to two stone wall planters under the tiled storm porch. There is parking for two cars and includes an EV charging point. With 3rd car additional off-street parking on set-back from road.

Location

It is situated on the beautiful tree-lined Stirling Avenue- a highly sought-after position to the Northeast of Leamington Spa, sitting within the catchments to Telford School and North Leamington School with easy access in and out of the vibrant town centre with all it has to offer. The beautiful Warwickshire countryside is minutes away in one direction with the town centre minutes away in the opposite direction. There is also an abundance of local amenities close by and is on a local bus route for an easy commute into Leamington Spa or surrounding areas.





GROSS INTERNAL AREA
 FLOOR 1 62.0 m² (667 sq.ft.) FLOOR 2 44.6 m² (480 sq.ft.)
 EXCLUDED AREAS : GARAGE 22.1 m² (237 sq.ft.) PATIO 6.0 m² (65 sq.ft.)
 TOTAL : 106.6 m² (1,147 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

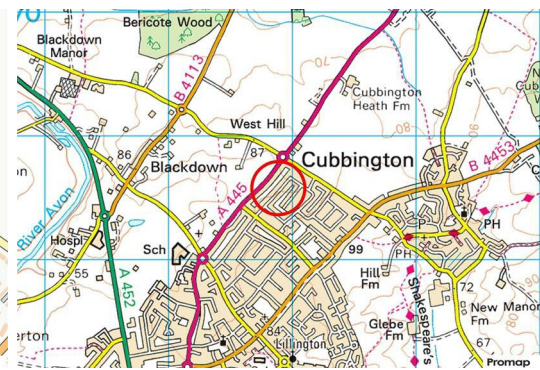
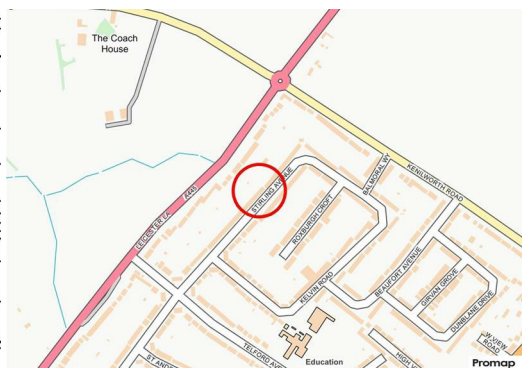
The Leamington Property Expert





- 1950's Semi Detached
- Dining Room
- Kitchen
- Conservatory
- Garage & Parking

- Living Room
- EV Charging Point
- Three Bedrooms
- Stylish Bathroom
- Large Garden



STIRLING AVENUE, 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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