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6, Wagstaffe Close, Harbury, Leamington Spa

A stylish and substantially extended four bedroomed detached bungalow, located in this cul-de-sac position within the popular village of Harbury.

Briefly Comprising;

Large glazed and vaulted porch leading to central hallway. Living Room leading into L-shaped Dining/Kitchen/Family Room with vaulted ceiling and patio doors to garden. Master bedroom with dressing area and en-suite shower room, further double bedroom with bay window/Possible Sitting Room, two further bedrooms. Utility Room, Family Bathroom. Integral garage. Brick block paved driveway and fore garden, landscaped, patioed and lawned rear garden. Upvc double glazing. Gas radiator heating. Electric car charging point.

The Property

Is approached via a composite entrance door with fully glazed windows to side, giving access to...

Vaulted Entrance Porch

With tiled floor and double glazed roofline window, pitched ceiling.

Central Hallway

With light tubes, radiators, laminate flooring, hatch to loft space.

Living Room

10'3" x 13'7" (3.12m x 4.14m)

With upvc multi paned double glazed window to side elevation, slate tiled floor, radiator set behind cover, multi paned doors and partition leading through to...

L-Shaped Dining/Kitchen/Family Room

24'4" red to 10'0" in dining area x 11'8" exp 18'9" (7.42m red to 3.05m in dining area x 3.56m exp 5.72m)

Being undoubtedly the main feature of the house, with superb vaulted ceiling giving a light and airy hub of the house.

Dining Area
With downlighter points, radiator set behind cover, leading through to Kitchen/Family/Area.

Family Area
With further radiator and large sliding double glazed patio doors leading to the garden to the rear.

Kitchen Area
Fitted with a range of cream shaker style wall and base units, with wood block look working surface over, one and a half bowl sink drainer unit with mixer tap, inset four point DeDietrich induction hob with AEG stainless filter hood over, Bosch oven and microwave to the side, concealed full height fridge, concealed Bosch dishwasher. Downlighter points to vaulted ceiling, double glazed roofline window, further multi-paned double glazed window overlooking the garden to the rear.

Bedroom Two/Possible Sitting Room (Front)
11'10" x 11'9" into bay (3.61m x 3.58m into bay)
With upvc double glazed bay window to front elevation, laminate flooring, column style radiator.

Master Bedroom Suite
9' x 18'10" into dressing area (2.74m x 5.74m into dressing area)
Bedroom area with Velux double glazed roofline window, laminate flooring, radiator, archway through to...

Dressing Area
With double wardrobe with built-in hanging and shelving, further wardrobe with hanging and shelving. Door to...

En-Suite Shower Room
Fitted with large walk-in shower with curved screen, low level WC, wash hand basin with mono-mixer, Travertine

style splashback tiling and tiled floor, chrome radiator towel rail. Vaulted ceiling with downlighter points, Velux double glazed roofline window.

Bedroom Three
11'10" x 9'7" (3.61m x 2.92m)
With upvc multi paned double glazed window to side elevation, laminate flooring, radiator.

Bedroom Four
8'2" x 8'6" (2.49m x 2.59m)
With upvc multi-paned style double glazed window to side elevation, radiator, laminate flooring.

Utility Room
7'10" x 7'10" (2.39m x 2.39m)
Working surface with stainless steel sink drainer unit with mixer tap, matching wall and base units, splashback tiling. Space and plumbing for washing machine, space for tall freezer. Extractor, Velux double glazed roofline window to lightwell. Multi-paned obscure upvc double glazed stable style door to side.

Family Bathroom
Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted shower and control, fully tiled, radiator towel rail.

Garage
7'11" x 14'9" (2.41m x 4.50m)
With up-and-over door, power and light as fitted.

Outside (Front)
The front garden is principally laid to brick block paving, with pathway extending to the side of the property and herbaceous planting. Electric Pod Point car charging point for vehicle charging.

Outside (Rear)
The rear garden is an attractive feature of the property, being principally laid to lawn and surrounded in the main by close board timber fencing and hedging and enjoying a

high degree of privacy. Across the rear of the property is a feature patio with two steps leading up to the garden with a path leading towards the rear. Small timber shed with power. Herbaceous borders. Gated access to both sides, outside tap and power point.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

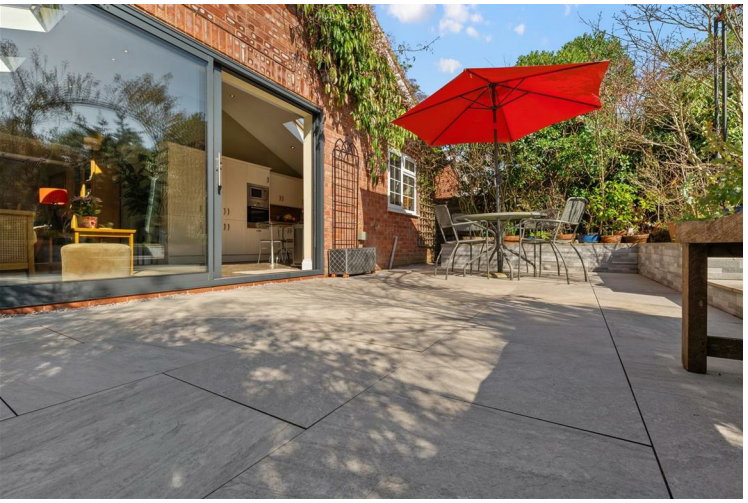
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

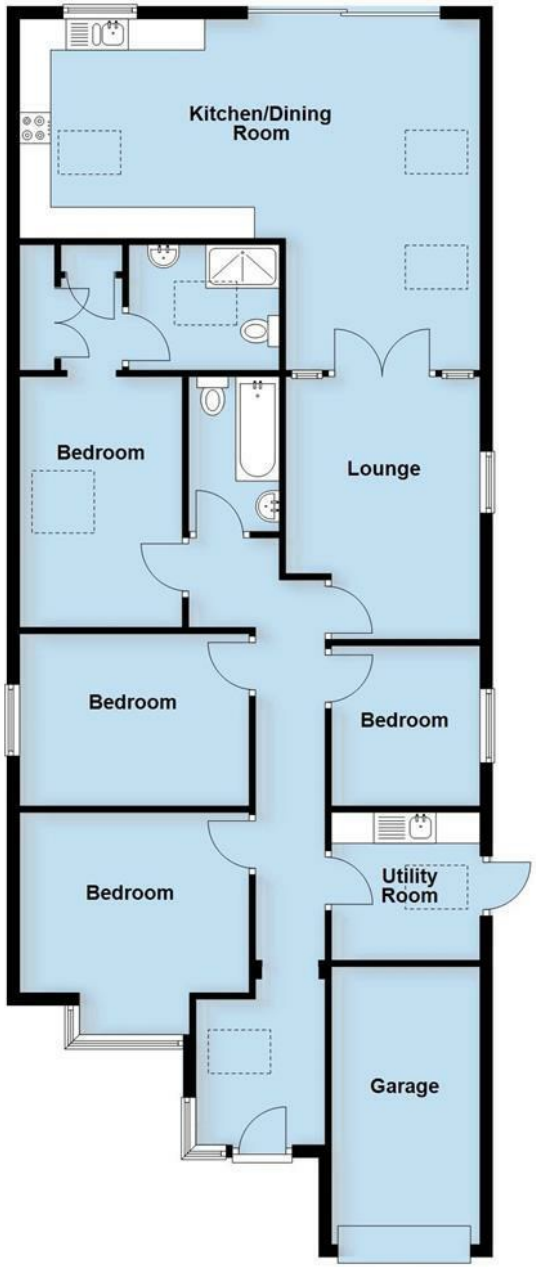
Location

CV33 9ND

TRAFALGAR SQUARE WC2


Ground Floor

Approx. 132.4 sq. metres (1425.3 sq. feet)



Total area: approx. 132.4 sq. metres (1425.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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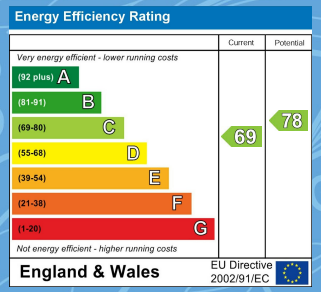

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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