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27, Elm Bank Close, Leamington Spa

Price Guide £700,000



A mature, extended three double bedroom detached family home, situated in this highly sought after North Leamington cul-de-sac with lovely rear garden.

**Briefly Comprising;**

L-shaped entrance hallway, through living/dining room with French door to garden, refitted breakfast kitchen, garage, large ground floor shower room, large through master bedroom, further double bedroom with fitted wardrobes and bedroom three. Modern fitted white bathroom, separate WC. Brick block paved driveway and front garden. Attractive patioed and lawned, mature established rear garden. Double glazing. Gas radiator heating. NO CHAIN.

**Elm Bank Close**

Offers an excellent opportunity to acquire a mature detached property in one of Leamington's more desirable cul-de-sac locations within North Leamington. The property boasts a large rear garden and offers, subject to the necessary permissions and consents, excellent potential for further extension and updating to create an even more substantial home as many others have done in the close.

**The Property**

Is approached via a brick block paved driveway to recessed obscure glazed entrance door with matching panel to side leading to...

**L-Shaped Entrance Hallway**

With staircase rising to first floor landing, wooden finish flooring, radiator, small understairs store cupboard, partial coved cornicing and downlighters.

**Ground Floor Shower Room**

Fitted with a low level level WC, semi-pedestal wall hung wash hand basin with mono-mixer, large walk-in shower cubicle with wall mounted shower and control, chrome radiator towel rail, tiled floor, downlighter points to ceiling, upvc obscure double glazed window to front elevation.

**Through Living/Dining Room**

11'7" x 27'5" (3.53m x 8.36m)

Being open plan and yet forming distinctive areas.





#### Living Area (Front)

With downlighter points to ceiling, coved cornicing, upvc double glazed window, radiator.

#### Dining Area

With continuation of downlighters and coved cornicing, exposed brick fireplace, double radiator, double glazed French door and windows to the rear garden.

#### Breakfast Kitchen

20' x 12'2" in kitchen area reducing to 10' in breakfast area (6.10m x 3.71m in kitchen area reducing to 3.05m in breakfast area).

#### Kitchen Area

Fitted with a range of wall and base units, with granite look working surface over, inset one a half bowl sink drainer unit with concealed AEG dishwasher below, four point AEG electric hob with stainless and glazed AEG filter hood over, and double AEG ovens to side, concealed refrigerator. Upvc double glazed window to rear elevation, splashback tiling. Door to useful shelved pantry cupboard with upvc double glazed window to side elevation. Metal framed double glazed obscure door from kitchen leads to side of the property.

#### Breakfast Area

With a continuation of tiled flooring, upvc double glazed bay window to seating area, downlighter points to ceiling and radiator.



#### First Floor Landing

With upvc double glazed window to front elevation, doors to airing cupboard with slatted shelving over, hatch to roof space with loft ladder.

#### Bedroom One (Through Bedroom)

11'7" x 15'10" (3.53m x 4.83m)

With upvc double glazed windows to front and rear elevations providing dual aspect, twin radiators, vanity sink, splashback tiling.

#### Bedroom Two (Front)

8'4" inc fitted w'robes x 14'9" (2.54m inc fitted w'robes x 4.50m)

With upvc double glazed window to front elevation, coved cornicing, two radiators, fitted wardrobes to either side of bed position.





#### Bedroom Three (Rear)

12'11" x 8' (3.94m x 2.44m)

With upvc double glazed window to rear elevation and radiator.

#### Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted shower and control over, concertina shower screen, splashback tiling, radiator, upvc obscure double glazed window to rear elevation. Door to shallow shelved towel store cupboard.

#### Separate WC

Fitted with a white low level WC, semi-pedestal wash hand basin set into vanity cupboard, splashback tiling, chrome radiator towel rail, downlighter points to ceilings, extractor.

#### Garage

8'5" x 15'2" (2.57m x 4.62m)

Fitted with some wall cupboards, wall mounted Potterton Profile Boiler, part timber framed obscure single glazed door to side. Current garage door boarded over and sealed internally, but could easily be reinstated.

#### Outside (Front)

To the front of the property is a good sized brick block paved driveway providing plenty of off road parking, with brick wall to front and herbaceous border. Pathway leads to the side of the property giving rear access to the garden.

#### Outside (Rear)

To the rear of the property is a particularly attractive,

predominantly lawned rear garden, being well maintained and established with a broad patio area immediately across the rear of the property, providing a sitting and entertaining area. The remainder of the garden is principally surrounded in the main with a combination of timber fencing and hedging, with established shaped mature borders, small brick bin store, and timber shed, outside tap.

#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

#### 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 F.

#### [Location](#)

CV32 6LR





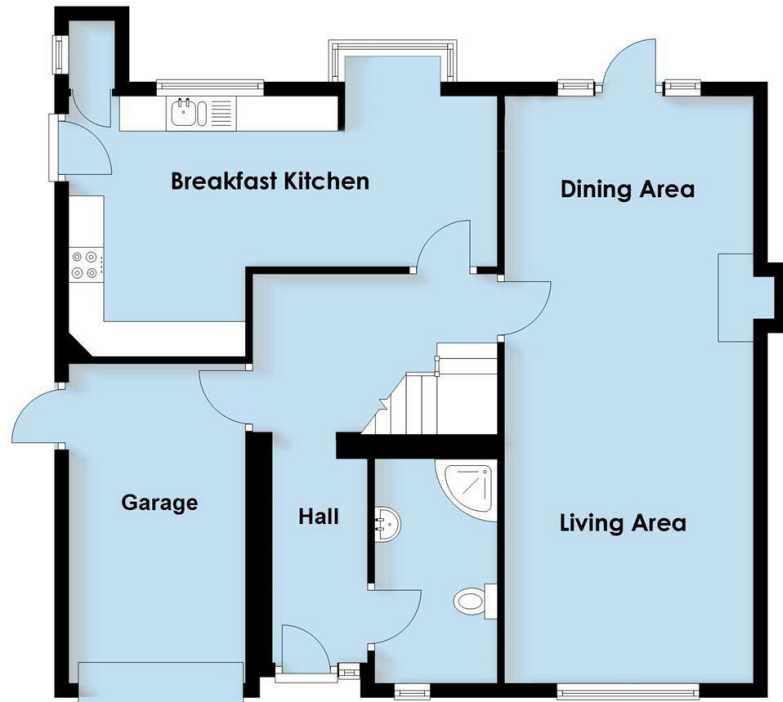


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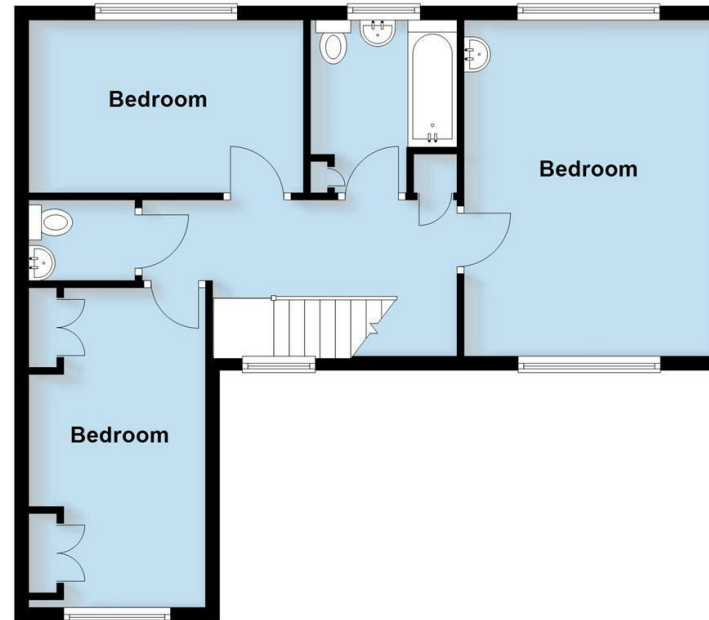
### Ground Floor

Approx. 82.2 sq. metres (885.3 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



Total area: approx. 138.0 sq. metres (1485.6 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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