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4, Stephenson Close, Leamington Spa

Price Guide £575,000



An excellent opportunity to acquire an attractively styled, modern detached family residence. Providing well-appointed, spacious four bedroomed accommodation and conservatory extension, recently subject to much improvement by the present owners including air source heating system and open plan living/kitchen arrangement, in this highly regarded North Leamington Spa location.

#### Stephenson Close

Located just off Old Milverton Lane is a popular and established cul-de-sac location, comprising similarly styled properties, being conveniently sited for access to the town centre approximately 1.2 miles distant, and a

good range of local facilities and amenities including local shop on Rugby Road, schools for all grades and a variety of recreational facilities including nearby open countryside. This particular location has consistently proved to be ever popular.

Believed to have been originally constructed in 1987 by Tamac Homes to this attractive style, the property has recently been subject to much improvement by the present owners including an impressive refitted open plan living/kitchen arrangement and air source heat pump heating system of note. 4 Stephenson Close is pleasantly situated within Stephenson Close with attractive

established garden, ample off road car parking, and has been maintained by the present owners to an excellent standard throughout. Internal inspection highly recommended.

In detail the accommodation comprises:-

#### Porch

Being upvc framed sealed unit double glazed with timber and glazed panelled door leading to the...

#### Entrance Hall

With radiator, staircase off.





### Lounge

16'6" x 13'3" (5.03m x 4.04m)

With bay window, radiator, TV point, understairs recess, coving to ceiling.

### Refitted Open Plan Living/Kitchen Arrangement

19'10" x 10'9" (6.05m x 3.28m)

With Kardean flooring, three contemporary style tubular radiators, coving to ceiling, windows to two aspects, patio doors to Conservatory. With extensive range of attractive base cupboard and drawer units with complementary worktops, including single drainer stainless steel sink unit with flexible mixer tap, built-in oven and four ring hob unit,

glazed panel splashback and extractor hood over, built-in wine cooler, matching peninsular breakfast bar unit incorporating further cupboards and drawers, high level cupboards. Recess incorporating custom made shelved and cupboard unit.

### Utility Room

6'9" x 4'9" (2.06m x 1.45m)

With fridge freezer recess, appliance space with plumbing for automatic washing machine, further base cupboard and drawer units, work surface, stainless steel sink unit with mixer tap, high level cupboards, tiled splashback, access to rear garden.

### Cloakroom/WC

With low flush WC, wash hand basin, tiled splashback, radiator.

### Store Room

9'9" x 7'8" (2.97m x 2.34m)

Containing equipment for the heat source heating system. With electric, light, power point and personal door to Garage Store with new electric garage door providing access to the small garage.

Accessed from the Dining/Kitchen is the...





#### Conservatory

9'3" x 9'10" (2.82m x 3.00m)

Being upvc framed sealed unit double glazed with French door and solid roof, with integrated blinds.

#### Stairs and Landing

Partially boarded and insulated loft

#### Master Bedroom

12'8" x 10'10" (3.86m x 3.30m)

Having triple built-in wardrobe, hanging rail, shelf, bed alcove flanked by further built-in wardrobes with cupboards over, bay window, radiator.

#### En-Suite Shower Room/WC

5'7" x 5'6" (1.70m x 1.68m)

With a white suite comprising low flush WC, wash hand basin inset to vanity unit, tiled shower cubicle with Triton shower unit, radiator, spotlights.

#### Refitted Bathroom/WC

6'5" x 5'6" (1.96m x 1.68m)

With a white suite comprising a panelled bath, vanity unit incorporating mixer tap, low flush WC, tiled with Triton shower unit, shower rail and curtain, heated towel rail.

#### Bedroom

8' 15'3" (2.44m 4.65m)

With radiator, coving to ceiling., windows to two aspects.

#### Bedroom

9' x 7'6" (2.74m x 2.29m)

With radiator.

#### Bedroom

8'6" x 7'10" (2.59m x 2.39m)

Bedroom with radiator, coving to ceiling.

#### Outside

To the front of the property which occupies a pleasant position within the cul-de-sac with block paved drive/standing for two cars, flanked by established flower borders. Pedestrian side access to pleasant established rear garden with paved patio, shaped lawn, bounded by



close boarded fencing with timber garden shed, established flower borders, secure garden access to Old Milverton road.

#### 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 2026).

#### 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 - Without Gas

All mains services are understood to be connected to the

property with the exception of 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 E.

#### Location

CV32 6BS



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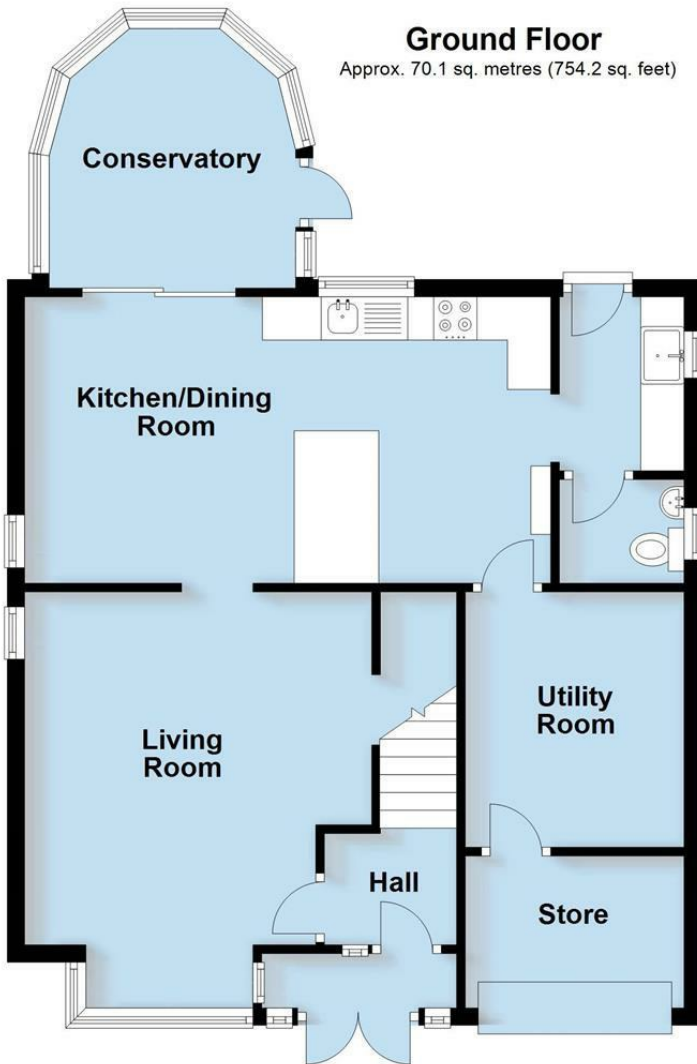
- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



Total area: approx. 121.1 sq. metres (1303.6 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact