



7 Belmont Drive

Leamington Spa **CV32 6LS**

Guide Price £650,000

7 Belmont Drive

Being pleasantly situated tucked in a cul-de-sac off Park Road and within prestigious North Leamington, this detached family house offers four bedroomed accommodation and is offered for sale with the benefit of no onward chain. Having UPVC double glazing, along with gas fired central heating, the house features a comfortably spacious lounge, together with a separate dining room, off which an open tread staircase ascends to the first floor. The kitchen/breakfast room has been re-fitted whilst the four first floor bedrooms are complemented by a modern bathroom. Externally there are gardens to front and rear, along with a block paved driveway which provides ample parking, as well as giving direct access to a garage and carport alongside.

This is an excellent opportunity to purchase an ideal home for the young family within easy reach of both town centre facilities and highly regarded local schools.

LOCATION

Belmont Drive lies less than one mile north of central Leamington Spa and being situated off Park Road which is, in turn, accessed via Lillington Road. This is one of Leamington Spa's prime residential locations with easy access available to the full range of town centre amenities which include shops and independent retailers, bars, restaurants and artisan coffee shops. There are also numerous parks and outdoor spaces, whilst the area also offers excellent local road links to nearby neighbouring towns alongside the Midland motorway. Leamington Spa railway station provides regular commuter rail links to London and Birmingham amongst other destinations.

ON THE GROUND FLOOR

Entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With fitted cloaks cupboard and inner door to:-

DINING ROOM

4.04m max x 2.97m (13'3" max x 9'9")

With open tread staircase off ascending to the first floor, dual aspect double glazed windows, central heating radiator and door to:-

INNER VESTIBULE

From which doors give access to:-

SPACIOUS LOUNGE

5.72m x 3.58m (18'9" x 11'9")

With feature fireplace housing an open pebble effect gas fire with marble tiled inner surround and heath, double glazed sliding patio doors giving access to the rear garden, double glazed window and central heating radiator.

RE-FITTED KITCHEN/BREAKFAST ROOM

4.32m x 2.82m (14'2" x 9'3")

The kitchen being equipped with a range of contemporary units

comprising base cupboards, drawers and bottle storage surmounted by roll edged granite effect worktops and tiled splashbacks, a coordinating range of wall cabinets to two sides, inset Bosch electric hob with concealed filter hood over and fitted electric Bosch oven below, inset 1½ bowl sink unit with mixer tap, double glazed window, double glazed door giving external access to the side of the property, ceramic tiled floor and contemporary vertical radiator.

CLOAKROOM/UTILITY

1.96m x 1.35m (6'5" x 4'5")

With low level WC, corner wash hand basin with mixer tap, plumbing for washing machine, obscure UPVC double glazed window, towel warmer/radiator and ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in storage/linen cupboard and doors to:-

BEDROOM ONE (FRONT)

4.04m x 3.15m (13'3" x 10'4")

Having a comprehensive range of fitted furniture comprising wardrobing, providing both shelved and hanging space, coordinating drawer unit forming a dressing table, further built-in wardrobe with sliding mirror doors fronting, double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.89m x 3.05m (12'9" x 10'0")

With double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

2.46m x 2.11m (8'1" x 6'11")

With built-in wardrobe, double glazed window and central heating radiator.

Features

Detached Family House

Tucked-Away North Leamington Location

No Chain

Lounge and Dining Room

Re-fitted Breakfast Kitchen

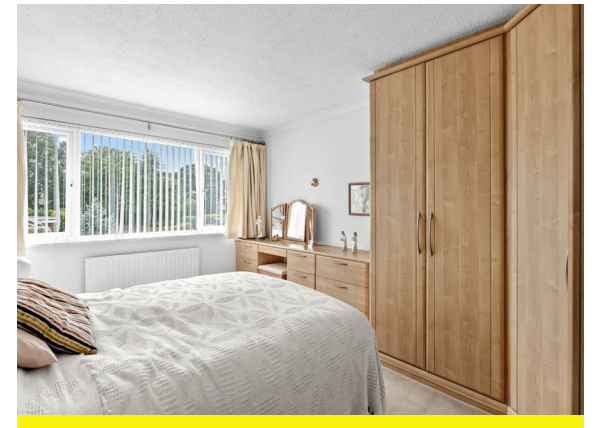
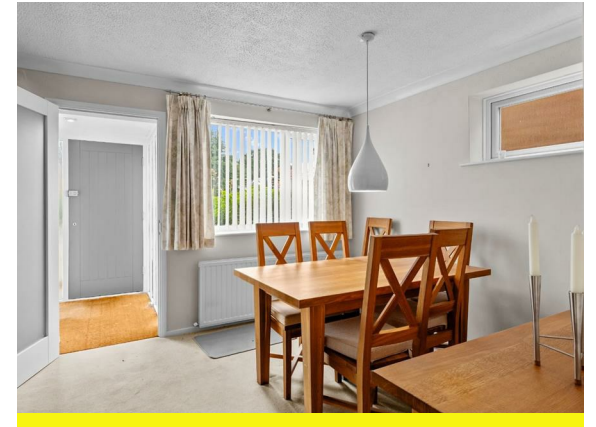
Four Bedrooms

Family Bathroom

Parking, Garage and Carport

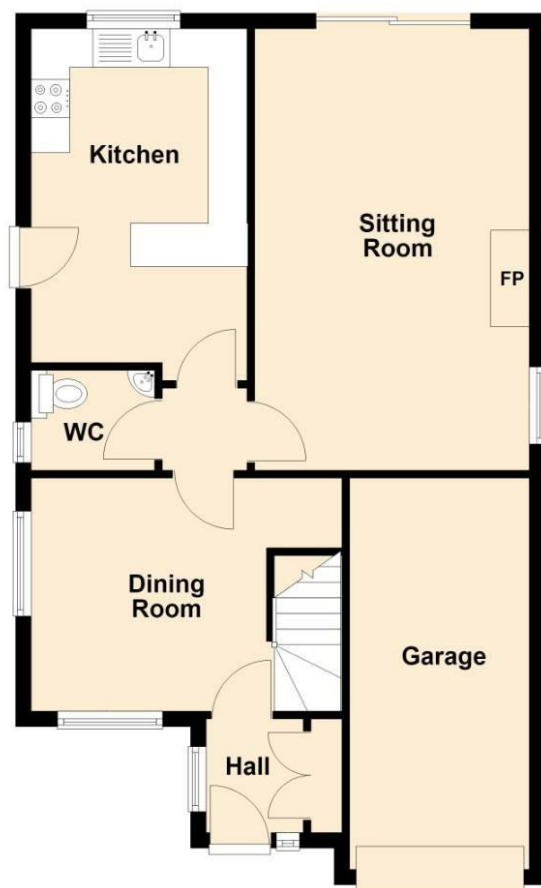
Gardens Front and Rear



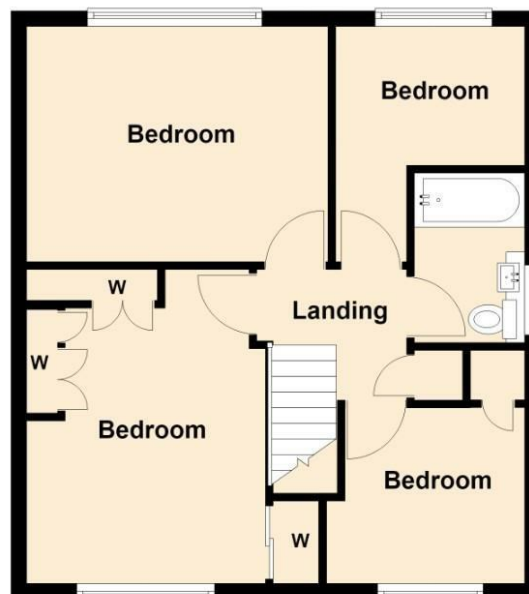


Floorplan

Ground Floor



First Floor



Total area: approx. 111.3 sq. metres (1197.7 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

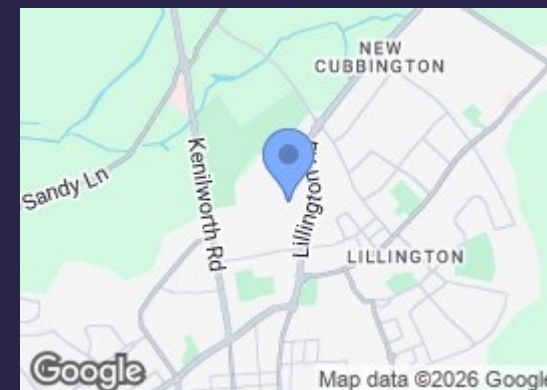
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	79	
(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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