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RESIDENTIAL

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Leorexden, 4 Bamburgh Grove, Leamington Spa



A rare opportunity to acquire an impressive, detached bungalow providing improved and extended, three/four bedroomed accommodation with many notable features, within this highly regarded North Leamington Spa cul-de-sac location. NO CHAIN.

[Bamburgh Grove](#)

Was originally constructed in 1996 by well known local builders Messrs AC Lloyd and is a cul-de-sac comprising a variety of individually styled detached houses and bungalows, conveniently sited within easy reach of the town centre and an excellent range of facilities and amenities including shops, schools and a variety of recreational facilities. Since its original construction this particular location has proved exceptionally popular.

ehB Residential are pleased to offer Leorexden, 4 Bamburgh Grove which is a rare opportunity to acquire a detached bungalow of generous proportions, which has been improved and extended by the present owners to provide spacious, well appointed three/four bedroomed accommodation, which features an impressively fitted kitchen, master bedroom with en-suite facility and unique garden room of note. The property is pleasantly sited within Bamburgh Grove, surrounded by landscaped gardens and includes an adjoining double garage and ample additional car parking.

The property has been maintained to an excellent standard

throughout, and the agents consider inspection to be essential for the generous proportions, situation and level of appointment to be fully appreciated.

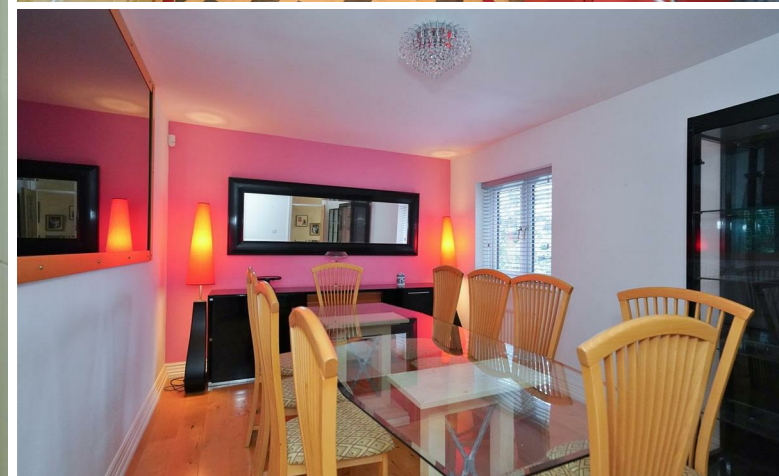
In detail the accommodation comprises:-

[Storm Porch](#)

With glazed panelled entrance door and side panel approached via level access, oak flooring, oak and glazed panelled entrance door and side panel leading to the...

[Reception Hall](#)

With triple built-in cloaks cupboard with hanging rail and cupboard over, marble tiled floor, decorated with coving to ceiling, dado rail, radiator, hatch to roof space with 150mm thick insulation, Oak panelled doors off lead to...



L-Shaped Lounge

20'10" x 13'7" plus 13' x 9'3" (6.35m x 4.14m plus 3.96m x 2.82m)

Having windows to two aspects, including oak flooring, bay window, decorated with coving to ceiling, dado rail, two ceiling roses, wall light points, double radiator, fireplace feature with gas real flame effect fire and hearth, Oriol bay window, radiator, with glazed panelled connecting doors leading to the...

"Solar" - Garden Room

22' x 12' (6.71m x 3.66m)

With glazed panelled, pitched ceiling feature, integrated blinds, oak flooring, French doors and side panels to rear

garden, glazed panelled feature to the front elevation, pillared support feature with exposed brick wall, downlighters, two contemporary style radiators, air conditioning unit, wall light points, electric awning to the rear.

Impressively Fitted Dining/Kitchen

20' x 8'10" (6.10m x 2.69m)

With Amtico flooring, double radiator, extensive range of bespoke fitted gloss faced base cupboard and drawer units, complementary rolled edge work surfaces, Neff built-in oven, five ring hob with contemporary style extractor hood over, Neff built-in dual microwave/hot air oven, stainless steel one and a half bowl sink unit with mixer tap, tiled splashback, built-in dishwasher, full height unit incorporating fridge with further central unit with folding glazed panelled door over.

Utility Room

8'10" x 5'3" (2.69m x 1.60m)

With a range of base cupboard and drawer units, complementary rolled edge work surfaces and splashbacks, cupboards over, single drainer colour matched sink unit with mixer tap, three quarter height unit including combination gas fired central heating boiler, plumbing for automatic washing machine (by Hoover available for separate negotiation), radiator, tiled floor, further broom cupboard and glazed panelled rear door.

Separate Dining Room/Bedroom

10'6" x 16' (3.20m x 4.88m)

With oak floor, radiator, internal arched window feature.



Inner Hall

With radiator, linen cupboard incorporating radiator. Leads to...

Bedroom

11' x 8'9" (3.35m x 2.67m)

With twin French doors to garden, oak floor, radiator, double built-in wardrobe with hanging rail, cupboard over.

Guest WC

With low flush WC, vanity unit incorporating wash hand basin, mixer tap, three quarter height tiled, oak floor and radiator.

Shower Fitted Wet Room/WC

8'3" x 6'10" (2.51m x 2.08m)

With shower area with integrated shower unit, shower attachment, vanity unit with wash hand basin and mixer tap, electric mirror, heated towel rail and extractor.

Bedroom

13' x 8'7" (3.96m x 2.62m)

With double built-in wardrobe, hanging rail and shelf, oak floor, radiator.

Master Bedroom

16'6" x 13'8" (5.03m x 4.17m)

With bay window, decorated with coving to ceiling, dado rail, two double radiators, range of fitted wardrobes, hanging rail and shelves. (All matching bedroom furniture by "Hulsta" is available to purchase by separate negotiation).

En-Suite Shower Room/WC

8'7" x 9'7" (2.62m x 2.92m)

Being tiled with tiled floor, contemporary style vanity unit with twin wash bowls, dual electric mirror above, and pedestal mixer taps, low flush WC, walk-in shower enclosure with integrated shower unit, fitted shelving unit, heated towel rail and extractor.

Outside

The property occupies a particularly pleasant position within Bamburgh Grove with landscaped gardens to both front and rear being particularly noteworthy. The front garden comprising good sized car parking facility which leads to the...

Integral Double Garage

23' x 16'9" (7.01m x 5.11m)

With electric up-and-over door, electric, light, power point and personal door.

Outside (Front)

Low maintenance, walled front garden principally comprises of mature well stocked shrubbery, two water features, paved patio area, gated side access leads to the...



Outside (Rear)

Landscaped rear garden with extensive shaped lawn, shrubbery, paved patio, well screened by established foliage, electric power point, and leads to further...

"Cloister" - Covered Side Access

47'6" x 15'3" (14.48m x 4.65m)

Being sealed unit double glazed, access to both front and rear of the property.

Broadband Availability

Standard/Superfast 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

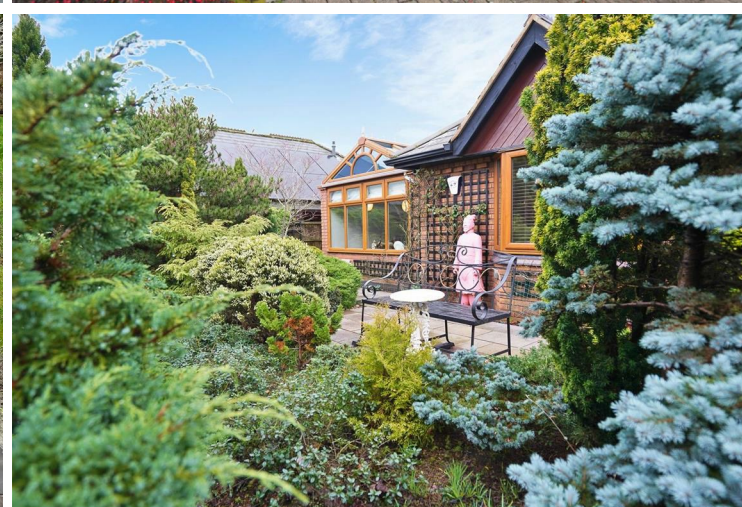
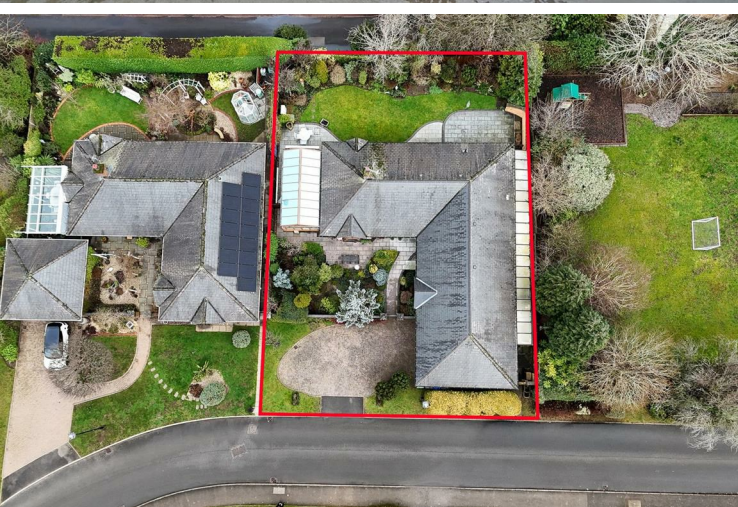
working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band G.

Location

CV32 6RL





Ground Floor
Approx. 243.0 sq. metres (2615.9 sq. feet)



Total area: approx. 243.0 sq. metres (2615.9 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) 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	71	76
EU Directive 2002/91/EC		

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