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55, Almond Avenue, Leamington Spa



A superbly positioned and maintained, extended four bedroomed, two bathroomed detached family home, occupying a cul-de-sac position within this prime North Leamington address.

Briefly Comprising;

Feature entrance porch, hallway with cloaks cupboard, Dining Room open plan to Sitting Room with glazed doors to the garden, useful study/possible snug/family room, extended breakfast kitchen with integrated appliances and granite working surfaces, glazed feature gable end, utility room, ground floor cloakroom. First floor landing, master bedroom with fitted wardrobes and attractively refitted ensuite shower room, three further bedrooms, family bathroom. Upvc double glazing, gas radiator heating, solar panels to the roof. Good size lawned front garden and established patioed and lawned, landscaped rear garden. Double driveway and Detached double garage.

55 Almond Avenue

Is a fantastic opportunity to acquire a well presented and maintained, detached family home, idyllically situated opposite an open green area with delightful outlook, at the head of this quiet cul-de-sac within one of Leamington Spa's most sought after addresses. Conveniently sited to the local schools and town centre with all of its shops, restaurants and recreational facilities. The main roof was replaced in 2025.

The property would suit buyers of all ages, and the agents expect early interest. Viewing highly recommended.

Enclosed Storm Porch

With double glazed entrance door and feature windows to gable end, with pitched and vaulted ceiling, radiator, dado rail and glazed door leading to the...

Reception Hall

With double cloaks cupboard with hanging and shelf, tiled floor, dado rail, coved cornicing, radiator, staircase rising to first floor landing, with useful understairs store cupboard.

Cloakroom/WC

With vanity unit incorporating wash hand basin with mixer tap, low level WC with concealed cistern, tiled splashback, radiator, coved cornicing, upvc double obscure glazed window.

Study/Possible Family Room

12'4" x 8'8" (3.76m x 2.64m)

With full length custom built bookcase and base cupboards, upvc double glazed French door to garden with window to side, radiator, built in desk unit which could easily be removed should this be required.



Dining Room

12'8" x 12'5" (3.86m x 3.78m)

With upvc double glazed window to rear, double radiator, coved cornicing and broad archway to the adjacent lounge.

Lounge

21'1" x 11'5" (6.43m x 3.48m)

With upvc double glazed patio doors overlooking the garden, and glazed windows to side, additional obscure double glazed window, coved cornicing, two double radiators, feature fireplace with marble inset and hearth, electric fire, TV point.

Impressively Extended Breakfast Kitchen

18'10" x 21' (5.74m x 6.40m)

With feature pitched and vaulted ceiling with double glazed, timber framed, large glazed feature window to gable end and Velux roofline

window. Extensive range of attractive base and drawer units with matching wall units, complementary granite work surfaces with round stainless steel bowl and sink drainer unit, with mixer tap. Matching island incorporating wine rack, additional cupboards, and freezer with further run of units with Corian work surfaces incorporating a one and a half bowl sink unit with mixer tap. Double oven, six ring gas hob with filter hood over, built in microwave, built-in fridge freezer, built-in dishwasher. Downlighter points to ceiling, further windows and Amtico style floor. Door to...

Utility Room

7'5" x 8'3" (2.26m x 2.51m)

With a range of base cupboards and drawer units with work surface over, single drainer stainless steel unit with mixer tap, tiled splashback, high level cupboards, further full height units housing

Baxi gas fired central heating boiler (installed December 2024). Downlighter points to ceiling and timber double glazed side door and window to side passage.

Stairs and First Floor Landing

With upvc double glazed window to front, coved cornicing, hatch to roof space, dado rail, downlighter points, radiator.

Bedroom One (Rear)

11'3" inc fitted w'robes x 15'7" plus fitted w'rob (3.43m inc fitted w'robes x 4.75m plus fitted w'rob)

With three wardrobes with hanging and shelving, matching bedside units, radiator, coved cornicing, downlighter points, further double built-in wardrobe with hanging rails and shelves.



Refitted En-Suite Shower Room

Fitted with a white suite to comprise; wash hand basin set into vanity unit with mixer tap and bidet, low level WC to side, double walk-in shower enclosure with fixed rainwater style shower head and additional hand held shower attachment, splashback tiling, radiator, heated towel rail, medicine cabinet, tiled flooring.

Bedroom Two (Rear)

11'11" x 12' plus fitted w'robes (3.63m x 3.66m plus fitted w'robes)

With upvc double glazed window to rear elevation, radiator, double doors to built-in wardrobe with hanging rail and shelf.

Bedroom Three (Rear)

11'10" x 7'10" (3.61m x 2.39m)

With double built-in wardrobe with hanging rail and shelf, radiator,

built-in chest of drawers, upvc double glazed window to rear elevation.

Bedroom Four (Front)

7'7" x 10'7" (2.31m x 3.23m)

With radiator, built-in drawers, coved cornicing, upvc double glazed window to front elevation.

Family Bathroom

5'7" x 6'11" (1.70m x 2.11m)

With white suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, splashback tiling extending to full height in shower area, airing cupboard with slatted shelving.

Outside (Front)

To the front is a deep lawned garden with well stocked herbaceous flower beds and established trees. Shared driveway to the side leads to private driveway area and the garage.

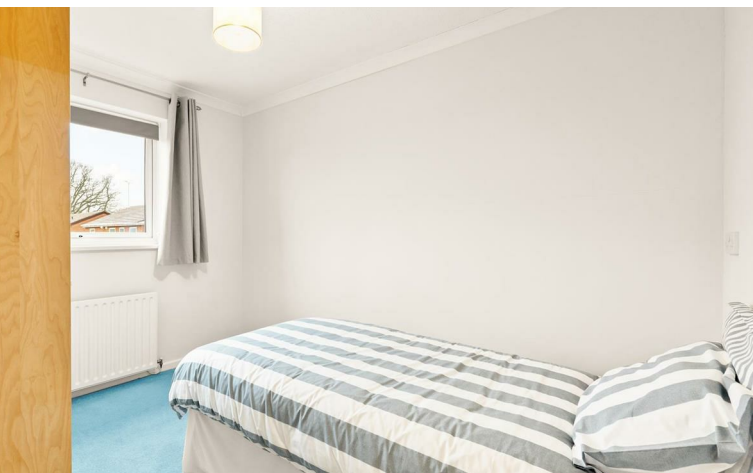
Double Garage

16'10" x 22'11" (5.13m x 6.99m)

Detached brick double garage with electric up-and-over door, electric, light and power as fitted. 7kW fast EV charger. Personal door to side to garden.

Outside (Rear)

Across the rear of the property is a broad paved patio terrace, with the remainder of the garden principally laid to lawn and surrounded in the main by timber fencing and brick walling. A path leads to the rear of the garden with an additional terrace and timber shed, gated access to the driveway, further pedestrian gate to the garage. To the right hand side of the property is a custom made, fenced dog run. A pathway extends down the side of the property, with gate to front.



Mobile Phone Coverage

Good outdoor and in-home 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 F.

Location

CV32 6QD







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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	83	86
	EU Directive 2002/91/EC	

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

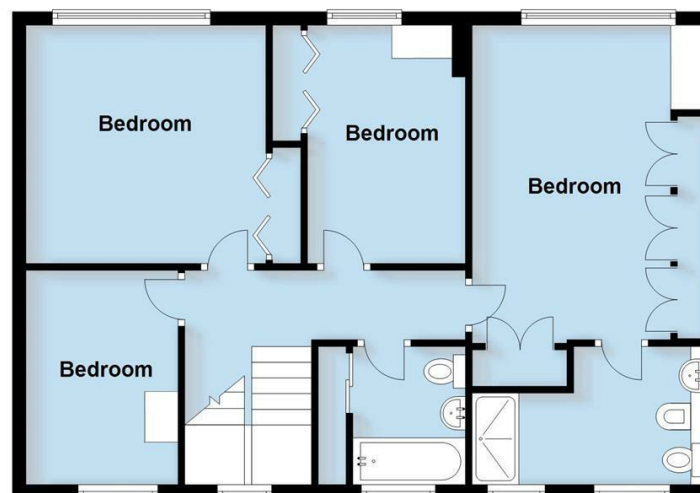
Ground Floor

Approx. 101.5 sq. metres (1092.3 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



Total area: approx. 171.4 sq. metres (1844.6 sq. feet)

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