



FERNHILL DRIVE,

complete ●●●  
SALES & LETTINGS





A mature 1965 extended detached home in a fabulous, peaceful location within a 10-15 minute walk to the town centre but yet on the door step of Newbold Comyn Park. The family home is in need of some modernisation but offers a great opportunity to buy a detached in a sought after location. The home comprises: porch, hallway, guest WC, dining room, large living room, sitting room, kitchen and a utility. On the first floor are four bedrooms, an ensuite and a family bathroom. The large windows enjoys School playing field views to the rear and a mature tree lined street to the front. It also benefits from front & rear gardens, a garage and two car parking spaces side-by-side to the front.



It's in the details...

#### Porch

A uPVC double glazed entrance door with side matching windows Leeds into The tiled floor porch which has a wall light and a timber glazed door that leads to the hallway.

#### Hallway

With oak strip flooring, internal glazed door through to the dining room, living room and kitchen. Door to guest WC, there is a radiator and a carpeted staircase dog-legs to the first floor.

#### Guest WC

Red tiled floor, pedestal hand wash basin, a toilet, under-stairs open storage and a uPVC double glazed window.

#### Lounge

A very spacious living room with timber effect laminate flooring. There are wall lights, two radiators an open archway through to the extended sitting room.

#### Dining Room

Timber effect laminate flooring, radiator and a uPVC double glazed window.

#### Sitting Room

The extended sitting room has timber effect laminate flooring, a wall mounted electric fire, coving, wall lights, the uPVC double glazed window to the side and uPVC double glaze French doors to the garden with matching side Windows.

#### Kitchen

Fitted beach kitchen which includes roll top work surface, that has a 1 & 1/2 bowl stainless steel sink with a mixer tap and drainer. There is a fitted four ring gas hob with an extractor over, a double oven, fitted Bosch dishwasher and there is under cabinet lighting, tiled splashback, two uPVC double glazed windows looking at the garden, down-lights, double radiator and glazed timber door through to the utility.

#### Utility

A spacious conservatory style extension, with a polycarbonate roof and uPVC double glazed windows and door to the garden. There is a range of fitting storage cupboards, worktops and there is a single bowl sink with mixer tap and drainer. Space and plumbing for a washing machine below. There is a uPVC double glazed door through to the garage.

#### Landing

A carpeted landing which has a large uPVC double glazed window, loft hatch to the boarded loft which has a ladder. Doors lead to the four bedrooms and the family bathroom.

#### Bedroom One

A spacious double bedroom with a wall of fitted wardrobes and drawers. They are fitted bedside cabinets, a radiator, a large uPVC double glazed window to the front elevation and bi-folding door to the ensuite.

#### En-Suite

Which has been fully tiled, includes a shower with glass shower door and mains thermostatic shower. As a concealed cistern toilet, floating hand basin with vanity storage drawer and mixer tap. There's high-level fitted cabinets, an electric shave a point, down-lights and an extra extractor.

#### Bedroom Two

A spacious double bedroom with a wall of fitted wardrobes and high-level cupboards. There is a radiator and two uPVC double glazed window with an outlook of the tree lined street.

#### Bedroom Three

A double bedroom that has a radiator, an airing cupboard, with the hot water tank and shelving. Wardrobe that has the has boiler there is a large uPVC double glazed window with a lovely view of the gardens and school playing fields behind.

#### Bedroom Four





A good size single bedroom which has a radiator and a large uPVC double glazed window with a lovely view of the rear garden and school and playing fields behind.

#### Bathroom

A fully tiled bathroom which has been fitted with a white suite comprising of a bath with bi-folding shower screen, a mains thermostatic shower and there is a mixed attempt to the bath. There is a pedestal hand wash basin with a mixer tap, a toilet, a chrome towel radiator, an electric shaver point, down-lights, an extractor, fitted storage cupboards and a uPVC double glazed window.

#### Rear Garden

There is a charming mature garden which has an extensive terrace, steps down to lawn area which has contoured bedding with further corner seating areas. There is a Victorian wall to the rear, fencing to the sides, outside water tap and a pathway that leads to the gate to the front.

#### Front Garden

There is a drive for parking two cars, a lawn area with bedding and a timber pedestrian gate to the garden.

#### Garage

With polycarbonate roof, shelving, electrics and lighting. Up and over door.

#### Location

This mature detached home is located very close to Saint Paul's Primary School and being Just 10-15 minute walk East from the town centre, walking distance from the train station, from which hourly fast trains run to London Marylebone. Convenient for everything Leamington Spa has to offer - with its beautiful tree-lined avenues, parks and historical architecture. There is a great choice of diverse high street & boutique shops, 'spoil for choice' restaurants, café's & bars, offering unique shopping, dining, recreational and cultural experiences. Leamington offers a range of excellent private and state schools. Whilst being within a few hundred yards of Newbold Comyn, with its associated open country walks to Burton Dassett Hills and very close to the refurbished Newbold Comyn Leisure centre. Leamington has recently been voted one of the happiest places to live in the UK and is renown for London commuters settling here, not just down to the station but the convenience of the close by M40 motorway networks.





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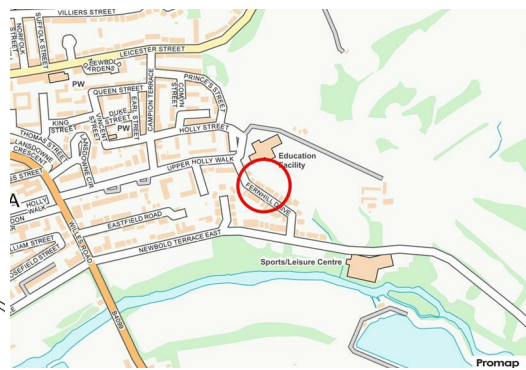
GROSS INTERNAL AREA  
 FLOOR 1: 985 sq. ft, 91 m<sup>2</sup>, FLOOR 2: 718 sq. ft, 66 m<sup>2</sup>  
 TOTAL: 1,703 sq. ft, 157 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 157 sq. ft, 14 m<sup>2</sup>  
 PATIO: 645 sq. ft, 60 m<sup>2</sup>, PORCH: 22 sq. ft, 2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





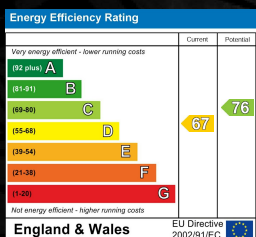
- Extended 1965 Detached
- Four Bedrooms
- Sitting Room
- Utility & Guest WC
- Garage & Parking

- School Playing Field Views
- Large Living Room
- Kitchen
- En-suite & Bathroom
- Close To Town & Newbold Comyn Park



## FERNHILL DRIVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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