



6 Farley Avenue

Leamington Spa **CV33 9LX**

Price Guide £595,000

6 Farley Avenue

Harbury

Being attractively positioned tucked towards the end of a cul-de-sac and with far reaching views over fields and countryside from the rear, this extended four bedroomed detached family house has been much improved and is presented with a high quality of décor and fittings throughout. Featuring an impressive and spacious open plan feel to the ground floor, the living accommodation is complemented by a separate study, along with an open plan dining kitchen which is fitted with an exceptional range of contemporary units. On the first floor, the four good bedrooms also benefit from en suite facilities to the master bedroom, whilst outside the gardens wrap around the house to three sides with the rear featuring an elevated terrace with stainless steel and glazed balustrade and awning, taking full advantage of the beautiful views from the rear. Also having block paved parking and direct access to garage, this is an exceptional opportunity to purchase a beautifully improved and presented detached family home within a highly regarded village.

LOCATION

The village of Harbury is well known for its strong sense of community, being located approximately six miles south-east of Leamington Spa and around 2½ miles from the nearby market town of Southam. The village boasts an excellent range of amenities at its heart, including a highly regarded village primary school, a village store and post office, several public houses and a thriving village hall and tennis club. Although semi-rural in its location, Harbury is also exceptionally well placed for access to neighbouring towns and centres and the Midland motorway network, including the M40 motorway and access to the Jaguar Land Rover and Aston Martin installations at nearby Gaydon.

ON THE GROUND FLOOR

A contemporary style composite entrance door in anthracite opening into:-

ENCLOSED PORCH ENTRANCE

With replacement inner entrance door to:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator and doors to:-

CLOAKROOM/WC

With contemporary white fittings comprising low level WC with concealed cistern, corner wash hand basin with mixer tap and tiled splashback, obscure UPVC double glazed window, towel warmer/radiator and door to understairs storage cupboard.

LOUNGE

6.48m x 4.06m max (21'3" x 13'4" max)
Being of open plan design and with anthracite coloured double glazed bi-fold doors overlooking and opening into the rear garden, as well as providing panoramic country views over fields beyond, further UPVC double glazed window, central heating radiator and open plan through access to:-

KITCHEN/DINING ROOM

6.07m x 3.68m (19'11" x 12'1")
A spacious and stylish room with the kitchen being comprehensively equipped with a range of units in modern gloss finish and comprising ample base cupboards, drawers and storage solutions complemented by a range of coordinating wall cabinets to one side, wood grain effect worktops with matching upstands and matching large central island unit with further coordinating storage beneath, integrated appliances comprising inset induction hob with feature filter hood over and fitted electric oven below, integrated fridge freezer, together with stylish sink unit having pillar mixer tap, ceramic tiled flooring to the kitchen area with central heating radiator and ceiling downlighters through the kitchen and dining area, twin UPVC double glazed windows to front elevation and access to:-

UTILITY ROOM

2.74m x 1.63m (9'0" x 5'4")
Which is equipped with a range of units and worktops to match and complement those in the kitchen and also featuring an integrated dishwasher and integrated washing machine, further useful storage cupboards, one of which conceals the Baxi gas fired boiler, stainless steel sink unit, ceramic tiled floor, central heating radiator and UPVC double glazed door and window alongside providing external access to the rear garden.

STUDY

4.01m x 2.39m (13'2" x 7'10")
Which is accessed from the lounge and having a UPVC double glazed window overlooking the rear garden with country views beyond and central heating radiator.

ON THE FIRST FLOOR

LIGHT AND SPACIOUS LANDING

With large UPVC double glazed window to the

turn of the stairs, access trap to roof space, central heating radiator, door to shelved linen cupboard and stylish replacement doors radiating to:-

MASTER BEDROOM (REAR)

4.22m x 3.63m (13'10" x 11'11")
The most striking feature of which is a stainless steel Juliet balcony with large double glazed double doors giving a magnificent outlook extending over the fields and countryside to the rear, built-in wardrobe/storage cupboard, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With contemporary fittings comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap and tiled splashback, shower enclosure with dual head shower unit and folding glazed door, obscure UPVC double glazed window and towel warmer/radiator.

BEDROOM TWO (REAR)

3.73m x 3.02m + door recess (12'3" x 9'11" + door recess)
With UPVC double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

3.91m x 2.49m (12'10" x 8'2")
With UPVC double glazed window and central heating radiator.

BEDROOM FOUR (FRONT)

3.86m x 2.26m max (12'8" x 7'5" max)
With UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

Being attractively fitted to match the en suite with contemporary white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, panelled bath with Triton electric shower unit over and glazed shower screen, ceramic tiled splash areas, together with ceramic tiled floor, obscure UPVC double glazed window and towel warmer/radiator.

Features

Extended Family Detached House

Beautifully Presented Throughout

Open Plan Living, Dining and Kitchen Space

Separate Study

Four Good Bedrooms

Two Bathrooms

Lovely Rear Garden With Open Views Beyond

Parking

Integral Garage

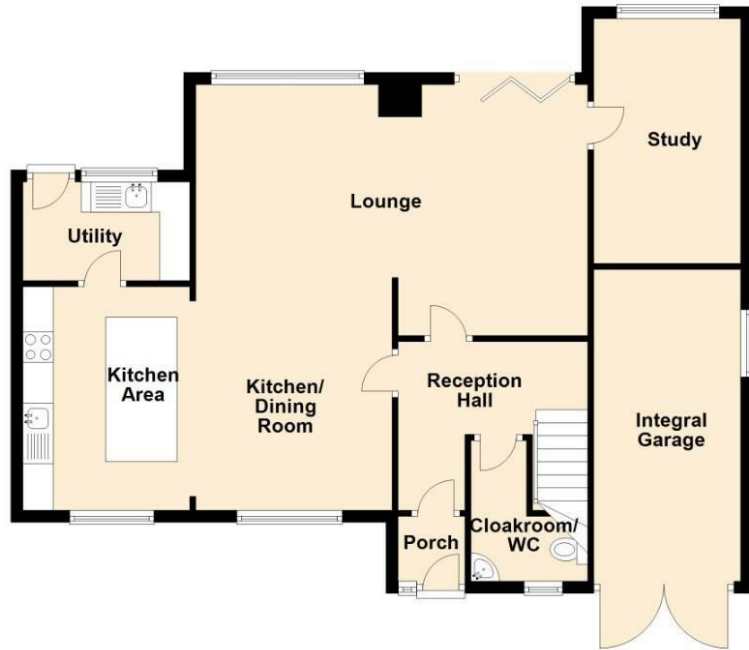
Tucked-Away Cul-de-Sac Position





Floorplan

Ground Floor



First Floor



Total area: approx. 155.6 sq. metres (1674.7 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 - Stratford District Council



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		
		EU Directive 2002/91/EC

Current rating: 73
Potential rating: 84

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