25 Freemans Close

Leamington Spa CV32 6EZ

Guide Price £850,000

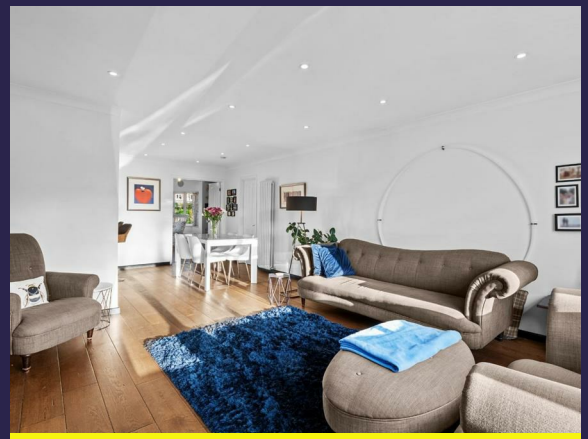
25 Freemans Close

We are thrilled to bring to the market this beautiful and mature 1960's detached home, set on a corner plot in the sought after area of North Royal Leamington Spa. This cul-de-sac is located at the foot of Gaveston Road, being just moments from the town centre, schools, parks and train station.

This home is full of individual character and comprises: entrance hall, living room, dining area, kitchen, separate sitting room to the rear, pantry, separate utility area, guest WC, integral garage, four double bedrooms with the master bedroom having an en suite, family bathroom and loft access. There is a stunning rear garden with seating areas and off-road parking to the front. The plot is large and could easily support an extension to provide more living accommodation for a growing family (subject to relevant planning permission).

Features

- Detached Family Home
- Potential To Extend (STPP)
- Four Double Bedrooms - The Master Having An En Suite Bathroom
- Garage
- A Fabulous Large Rear Garden
- Off-Road Parking
- Sought After North-West Leamington Location
- Milverton School Catchment Area



LOCATION
Freemans Close is a popular and established cul-de-sac location, ideally sited within walking distance of the town centre. There is a good range of local facilities and amenities, including shops on Rugby Road, well regarded local schools and a variety of recreational facilities. Freemans Close has consistently proved to be an extremely sought after residential location.

ENTRANCE HALL
A light and airy entrance hall which has a composite front door with double glazed frosted side panels, dark oak engineered wooden flooring, stairs rising to the first floor landing and a gas central heating radiator.

OPEN PLAN LOUNGE AREA
4.55m x 4.08m (14'11" x 13'4")
Having an open plan living area, space for lounge furniture, oak engineered flooring, two large vertical radiators and a log burner inset into the fireplace. Also benefiting from double glazed windows to the front elevation.

KITCHEN / DINING AREA
5.98m x 2.89m (19'7" x 9'5")
The kitchen in brief has oak worktop surfaces, a range cooker, tiled floor with underfloor heating, breakfast bar, built-in dishwasher, sink unit and double glazed windows to the rear elevation. The dining area has space for a dining table, oak engineered flooring and a gas central heating radiator.

PANTRY
Having built-in shelving.

SITTING ROOM
4.43m x 3.86m (14'6" x 12'7")
Having a great overview of the rear garden, space for furniture, built-in speakers, tiled flooring, gas central heating radiator and French double glazed doors which lead you out to the rear garden. A new roof was installed in 2016.

UTILITY ROOM
3.01m x 2.63m (9'10" x 8'7")
Having vinyl tiled flooring, a vertical towel radiator, Belfast sink with an English ash worktop and matching louvred doors to house the boiler, washing machine and tumble dryer.

GROUND FLOOR CLOAKROOM
1.98m x 1.08m (6'5" x 3'6")
Having a sink unit, low level WC, vinyl tiled flooring and a double glazed frosted window to the side elevation.

FIRST FLOOR LANDING
Having doors leading to adjacent rooms and having loft access.

MASTER BEDROOM
6.02m x 3.01m (19'9" x 9'10")
A great sized master bedroom which has space for bedroom furniture, large built-in wardrobes, double glazed windows to the front and side elevation and two gas central heating radiators.

EN SUITE BATHROOM
2.70m x 2.03m (8'10" x 6'7")
Having a low level WC, sink unit with storage below, bath unit, separate shower area, tiled flooring, built-in speakers, double glazed windows to the rear and a gas central heating radiator.

BEDROOM TWO
3.89m x 3.45m (12'9" x 11'3")
Having double glazed windows to the front and side elevation, gas central heating radiator and space for bedroom furniture.

BEDROOM THREE
3.58m x 3.46m (11'8" x 11'4")
Having double glazed windows to the rear and side elevation, gas central heating radiator and space for bedroom furniture.

BEDROOM FOUR
2.79m x 2.45m (9'1" x 8'0")
Having a double glazed window to the front elevation, a storage unit, a gas central heating radiator and space for bedroom furniture.

FAMILY BATHROOM
2.41m x 2.02m (7'10" x 6'7")
Upgraded in 2022, containing a bath unit, separate shower, low level WC, sink unit with storage below, a double glazed frosted window to the rear elevation and a heated towel rail.

LOFT
Full width loft, insulated throughout with boarding in key areas and contains a 250L smart hot water tank..

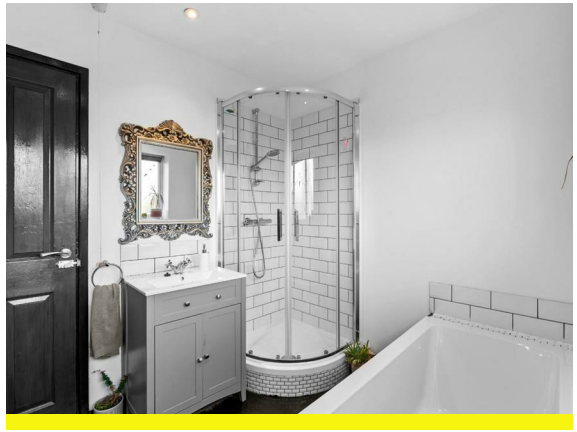
REAR GARDEN
The rear garden is a truly fantastic feature of this property. It is mainly laid to lawn, having a separate patio area, brick-built pizza oven, decking area and established borders. This garden is ideal for hosting large family events and could support an extension, without losing it's charm (STPP). There is vehicular access to the rear garden via the double side gates.

GARAGE
4.90m x 3.06m (16'0" x 10'0")
Having an insulated electric door, lighting and power. This is a great garage for storage or could be converted into another room (STPP).

PARKING
Having space for off-road parking for up to four vehicles.

TENURE
The property is Freehold.

DIRECTIONS
Postcode for sat-nav - CV32 6EZ.



Floorplan

Internal Living Area 1,554sq ft / 144.37m2 (excluding garage)

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Freehold

Services

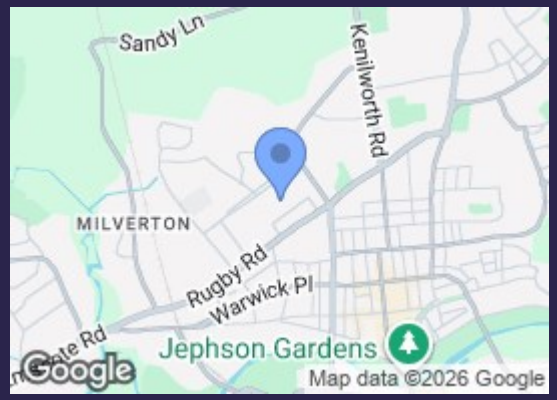
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

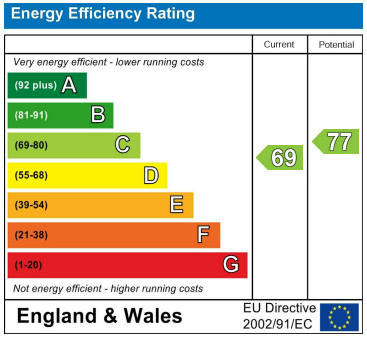
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council





Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com