21 Oakridge Road

Leamington Spa CV32 7BN

Guide Price £495,000

21 Oakridge Road

Lillington

Being attractively positioned at the far end of a no-through road, this extended four bedroomed semi-detached family house is positioned adjacent to open fields and countryside over which there are fabulous far-reaching views from the front and side of the property. One of the most striking features of the property is its magnificent rear garden with the total plot extending to something in the region of 0.21 of an acre. The rear garden is beautifully lawned with undulating contours and a large terrace extending across the rear of the house making this a wonderful family garden. Internally the accommodation has been extended, there now being four bedrooms on the first floor, the largest of which comes in at an impressive 23 feet in length and which could easily be separated to form an additional fifth bedroom or large en suite. On the ground floor the lounge and separate dining room are further complemented by a breakfast room accessed from the kitchen. Overall this is a fabulous four bedroomed semi-detached home being well located for local schools and occupying a plot of exceptional proportions.

Features

- Extended Semi-Detached House
- Tucked-Away Cul-de-Sac Position
- Far-Reaching Views
- Three Reception Rooms
- Kitchen
- Four Bedrooms
- Spacious Bathroom
- Magnificent Large Rear Garden
- Block Paved Parking and Garage

LOCATION
Oakridge Road lies off Parklands Avenue, a little under two miles north-east of central Leamington Spa. Lillington is a popular and well regarded location well served by local schools as well as social amenities and local shops including Sainsbury's and Tesco mini markets on Cubbington Road. Town centre amenities are easily accessible, as are road links out of the town to neighbouring towns and centres, as well as links to the Midland motorway network, notably the M40. Leamington Spa railway station provides regular rail links to many destinations including London and Birmingham.

ON THE GROUND FLOOR

SPACIOUS ENTRANCE PORCH
Having replacement UPVC double glazed windows and period style composite entrance door along with UPVC inner entrance door to:-

RECEPTION HALLWAY
With staircase off ascending to the first floor, central heating radiator, door to understairs storage cupboard and access to:-

CLOAKROOM/WC
Which also doubles as a useful storage space, having close coupled WC, wash hand basin with integrated cupboard below and mirrored cabinet over, ceramic tiled floor and obscure UPVC double glazed window.

LOUNGE
5.84m x 3.63m (19'2" x 11'11")
With attractive feature stone effect fireplace having marble inner surround and hearth along with inset open living flame coal effect gas fire, UPVC double glazed window, central heating radiator and double doors giving access through to:-

DINING ROOM
3.81m x 3.02m max (12'6" x 9'11" max)
With double glazed French style doors opening into the rear garden and central heating radiator.

KITCHEN
5.64m x 2.34m (18'6" x 7'8")
Fitted with a range of oak panelled style units comprising base cupboards and drawers, coupled with a range of coordinating wall cabinets, inset four burner gas hob with filter hood over and fitted electric oven having cupboards above and below, inset stainless steel sink unit, space and plumbing for washing machine and tumble dryer, central heating radiator with breakfast bar over, UPVC double glazed glazed window overlooking the rear garden and through access to:-

BREAKFAST ROOM
3.35m x 3.10m (11'0" x 10'2")
Which also doubles as a television room, having ceramic tiled floor, central heating radiator, two UPVC double glazed windows overlooking the rear garden and double glazed period style composite door giving external access to the side/rear.

ON THE FIRST FLOOR

LANDING
With large access trap to the roof space having retractable loft ladder, door to airing cupboard housing modern insulated hot water cylinder and panelled style doors radiating to:-

MASTER BEDROOM
7.21m x 3.38m (23'8" x 11'1")
A magnificently spacious bedroom which is large enough to be divided to form a fifth bedroom or substantial en suite, whilst presently being utilised as a master bedroom and dressing area with inset wash hand basin, integrated cupboards below and overhead cabinets, triple aspect UPVC double glazed windows providing far-reaching views over fields and countryside from the front and side and two central heating radiators.

BEDROOM TWO (REAR)
3.40m x 3.33m (11'2" x 10'11")
With built-in wardrobe recess, UPVC double glazed window to rear and central heating radiator.

BEDROOM THREE (FRONT)
3.40m x 3.05m (11'2" x 10'0")
With built-in double wardrobe/storage cupboard, UPVC double glazed window to front and central heating radiator.

BEDROOM FOUR (FRONT)
2.49m x 2.39m (8'2" x 7'10")
With UPVC double glazed window, built-in wardrobe space and central heating radiator.

BATHROOM
A spacious bathroom with four piece suite comprising low level WC, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, large corner shower enclosure with double sliding doors giving access and fitted shower unit, ceramic tiled walls and floor, two chrome towel warmers/radiators and two obscure UPVC double glazed windows.

OUTSIDE

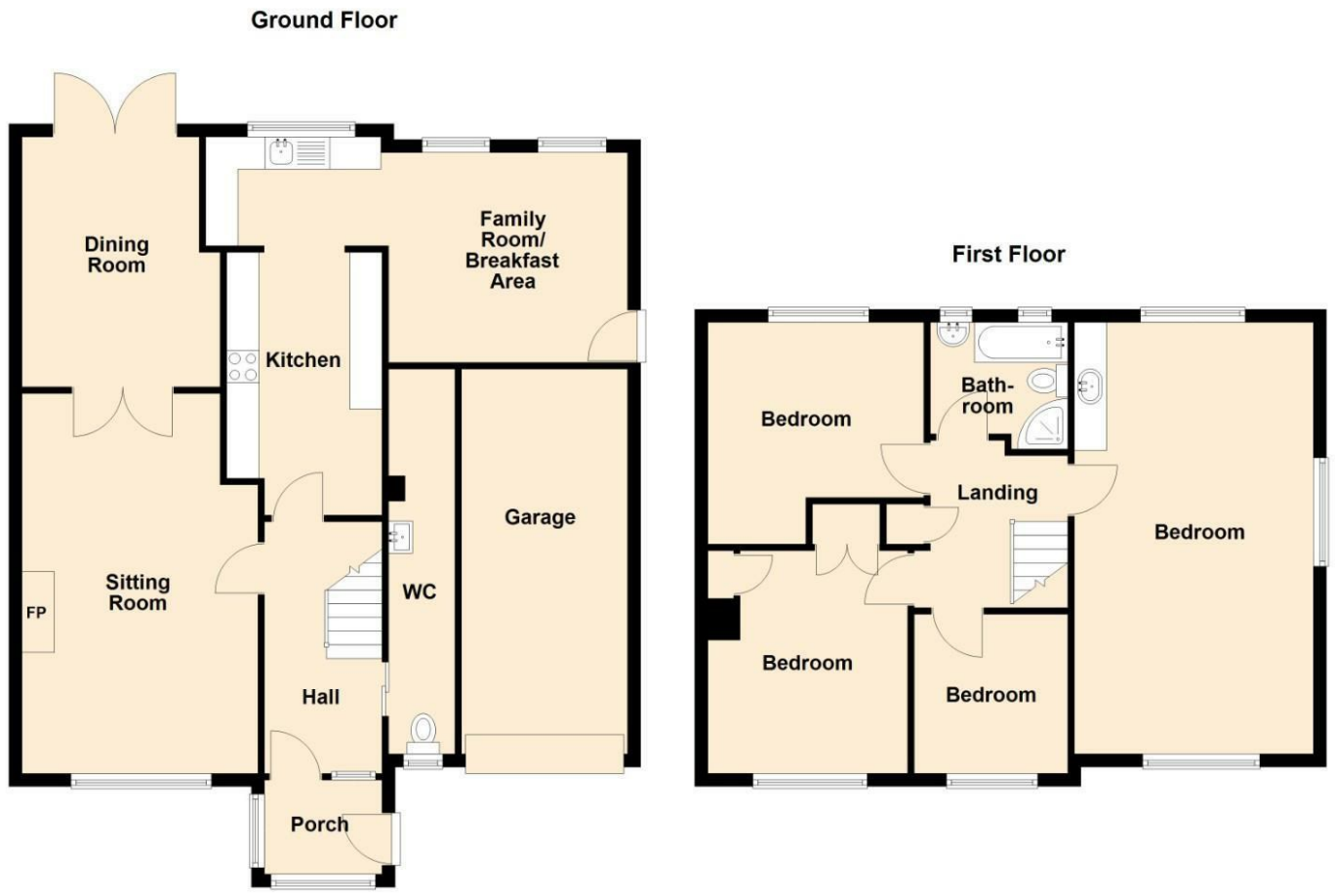
FRONT
The house is set behind a part lawned and part block paved frontage with the block paving providing off-road parking space for two cars, as well as giving direct vehicular access to:-

INTEGRAL GARAGE
Having modern panelled style up and over door fronting.

REAR GARDEN
The rear garden is one of the undoubted features of this property being exceptionally large and generous in size with fabulous undulating lawns set with numerous mature fruit trees and attractively stocked beds and borders. A large paved terrace immediately to the rear of the house gives way to a further block paved area at the side and there are fabulous far-reaching views extending over fields and countryside beyond.

DIRECTIONS
Postcode for sat-nav - CV32 7BN.

Floorplan



Total area: approx. 157.0 sq. metres (1690.3 sq. feet)

General Information

Tenure

Freehold

Services

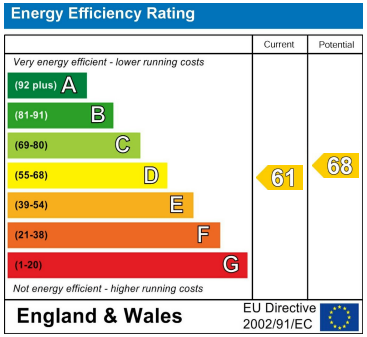
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



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