



14 Fryer Avenue

Leamington Spa **CV32 6HY**

Guide Price £1,150,000

14 Fryer Avenue

Being attractively positioned tucked in the corner of a cul-de-sac off Northumberland Road, this executive four bedroom detached house offers generous and versatile accommodation whilst being offered for sale with the benefit of no onward chain. Occupying a plot that offers a good degree of seclusion to the rear as a result of backing onto allotments, the internal accommodation includes a spacious and comfortable lounge with inglenook style fireplace coupled with a separate dining room and study. A particularly attractive feature is the family room which has been created by way of an extension and which enjoys an open plan aspect to the kitchen. Four first floor bedrooms include en-suite facilities to both the master and guest bedroom suites, whilst externally and in addition to the aforementioned rear garden, a block paved driveway provides parking as well as direct access to the double garage. Overall this is a practical, well laid out family home within a quiet and prestigious enclave close to Northumberland Road.

Fryer Avenue lies off Northumberland Road itself, a little under one mile north of central Leamington Spa and its wide range of amenities. These include excellent shops and independent retailers, popular bars and restaurants, parks and artisan coffee shops. There are good local road links available coupled with commuter rail links from Leamington Spa station, notably to London and Birmingham.

Features

- Modern Executive Detached House
- Prime North Leamington Cul-De-Sac
- Lounge, Dining Room & Garden Room
- Kitchen Open Plan to Family Room
- Four Bedrooms
- Three Bathrooms
- Parking & Double Garage
- Secluded Rear Garden
- No Chain



COVERED PORCH ENTRANCE

With courtesy light and traditionally styled entrance door opening into:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, two central heating radiators, two built-in cloaks cupboards, access to understairs storage cupboard and doors radiating to:-

CLOAKROOM/WC

With part tiled walls and contemporary fittings comprising low level WC with concealed cistern, wash hand basin with mixer tap and integrated storage below, modern radiator/towel rail and obscure UPVC double glazed window.

STUDY

4.37m x 2.90m (14'4" x 9'6")
With UPVC double glazed windows to front and rear elevations, together with two central heating radiators.

LOUNGE

6.58m x 3.68m (21'7" x 12'1")
The focal point of which is an imposingly impressive inglenook style fireplace featuring exposed brickwork, tiled hearth and beam over with leg effect gas fired stove, two central heating radiators, UPVC double glazed window to front and double French style doors opening into:-

GARDEN ROOM

3.68m x 3.56m (12'1" x 11'8")
With two large roof windows, ceramic tiled floor, UPVC double glazed windows surrounding and matching French style doors opening into the rear garden.

DINING ROOM

3.84m x 3.15m (12'7" x 10'4")
With UPVC double glazed window overlooking the rear garden and central heating radiator.

KITCHEN

4.55m x 3.56m (14'11" x 11'8")
Being fitted with a range of farmhouse style panelled units and comprising base cupboards and drawers providing various storage solutions including pan drawers and full height larder cupboard, black granite worktops with matching upstands and undermounted double bowl stainless steel sink unit, coordinating wall cabinets, integrated appliances comprising Miele induction hob with stylish filter hood over, also by Miele, integrated dishwasher, integrated combination oven and microwave, together with plate warmer and integrated wine cooler, ceramic tiled flooring throughout, UPVC double glazed window, ceiling downlights, breakfast bar and through access to:-

FAMILY ROOM

3.51m x 3.51m (11'6" x 11'6")
Which has been created by way of an extension from the kitchen and which forms a superb family or alternative dining space, having central roof atrium allowing light to flood in, dual aspect double glazed picture windows and French doors opening into the rear garden, central heating radiator plus further contemporary vertical radiator.

UTILITY ROOM

2.36m x 1.68m (7'9" x 5'6")
With stainless steel sink unit, base cupboards and wall cabinets, central heating radiator and double glazed door giving external access to the side of the property.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in airing cupboard housing the hot water cylinder, central heating radiator, UPVC double glazed window to front and doors to:-

MASTER BEDROOM SUITE (REAR)

5.74m max x 4.29m max (18'10" max x 14'1" max)
- into dressing area.
Forming an exceptional combination bedroom and dressing room with extensive fitted furniture including wardrobing, drawer cabinets and coordinating bedside cabinets, two central heating radiators, two UPVC double glazed windows to rear and door to:-

EN SUITE SHOWER ROOM

Fitted in wet room style with fully ceramic tiled walls and floor, complemented by contemporary fittings comprising low level WC with concealed cistern, integrated wash hand basin with mixer tap and storage below, walk-in shower enclosure with soak-away and dual head shower unit, chrome towel warmer/radiator and obscure UPVC double glazed window.

BEDROOM TWO

5.97m max x 4.37m max (19'7" max x 14'4" max)
An excellent guest bedroom suite providing ample bedroom and dressing space with large built-in double wardrobe, central heating radiator, UPVC double glazed window and door to:-

EN SUITE SHOWER ROOM

Which has been re-fitted with contemporary style including fully ceramic tiled walls and contrasting slate effect flooring, along with low level WC with concealed cistern, inset wash hand basin with mixer tap and integrated storage, shower enclosure with sliding glazed door and fitted shower unit, chrome towel warmer/radiator and obscure UPVC double glazed window.

BEDROOM THREE (REAR)

3.61m max x 2.87m (11'10" max x 9'5")
With built-in double wardrobe, central heating radiator and UPVC double glazed window to rear.

BEDROOM FOUR (FRONT)

3.68m x 2.16m (12'1" x 7'1")
With built-in double wardrobe, UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

2.92m x 2.39m (9'7" x 7'10")
Stylishly re-fitted with contemporary fittings comprising low level WC with

concealed cistern, panelled bath with wall mounted mixer tap and shower attachment, shaped wash hand basin with integrated storage below and mirrored cabinet over, generous corner shower enclosure with fitted shower unit, chrome towel warmer/radiator and obscure UPVC double glazed window.

OUTSIDE FRONT

The house is approached over a shared block paved driveway which is fringed by a central communal green area with a number of magnificent mature trees. The access opens onto a private block paved driveway immediately to the front of the house which provides access to the double garage and with an area of lawned foregarden alongside.

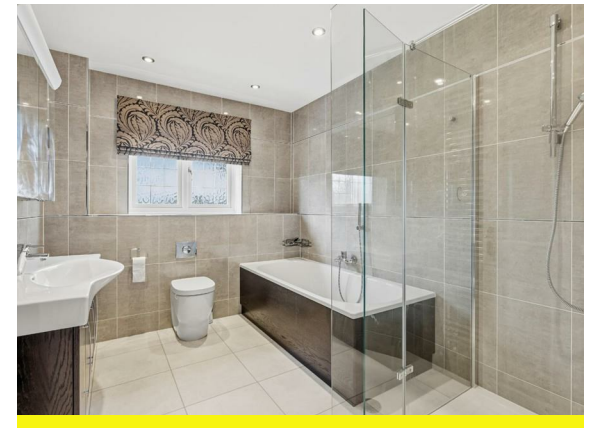
DOUBLE GARAGE

With twin panelled style doors fronting, electric light and power and rear window and door.

REAR GARDEN

The rear garden backs onto allotments and therefore affords a feeling of both privacy and seclusion, featuring a generous paved patio area, lawn beyond with tree-fringed boundaries and further circular patio to the far corner with pergola over.



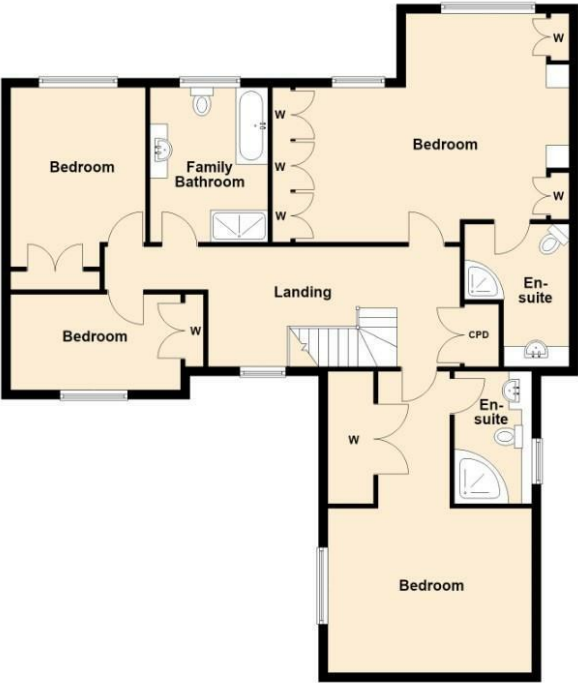


Floorplan

Ground Floor



First Floor



Total area: approx. 268.5 sq. metres (2889.8 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Warwick 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		
	74	78
England & Wales		EU Directive 2002/91/EC

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