

8 Elm Bank Close

Leamington Spa CV32 6LR

Guide Price £925,000

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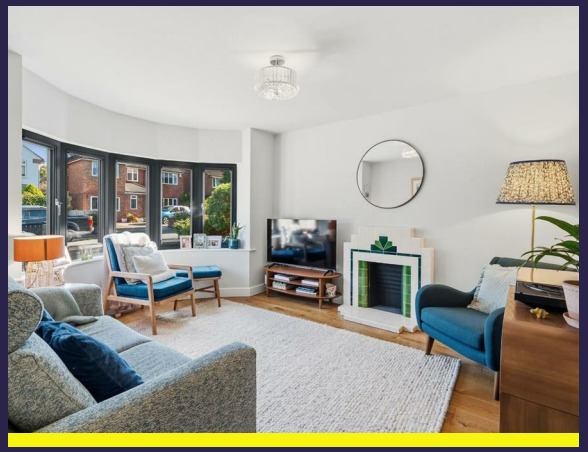
NO CHAIN. Some houses immediately communicate the care with which they have been extended, re-configured and fitted, with this fabulous detached family home being a fine example. Situated within a prime North Leamington location off Lillington Road, the house has been completely re-imagined to an exceptional standard with a high end finish that emanates contemporary style and boasts a host of stylish and sophisticated features. These include underfloor heating through the majority of the ground floor which includes an impressive and spacious reception hallway, off which access is gained to the sitting room, family room/study and the fabulous open plan kitchen/family dining room that extends across the rear of the house with an aspect to the rear garden. The vista of the rear garden is further enhanced by bi-fold doors with the ground floor accommodation being completed by a substantial utility room and cloakroom. On the first floor, the three double bedrooms are complemented by high quality en suite facilities giving three bathrooms in all. Looking to the outside, an in/out driveway to the front provides extensive and ample parking, whilst the re-landscaped rear garden enjoys an open aspect beyond, along with a charming summer house. Overall this is an exceptional opportunity to purchase a thoughtfully and imaginatively re-designed family home which is finished to a high standard throughout.

Features

- Superbly Re-Modelled Detached House
- Prime North Leamington Location
- Sitting Room and Study/Family Room
- Fabulous Open Plan Kitchen/Family Dining Room
- Separate Utility Room
- Three Double Bedrooms
- Three Bathrooms
- Large In/Out Driveway and Garage
- Super Rear Garden With Summer House







LOCATION
Elm Bank Close is a cul-de-sac located just off Lillington Road within prestigious North Leamington. This is a highly sought after location and address, well placed for the full range of amenities and facilities available within the town centre along with road links to neighbouring towns and centres, along with major routes including the A46 and the Midland motorway network, notably the M40. Leamington Spa railway station provides regular commuter rail links to London and Birmingham, whilst the walkable facilities in the town centre include Leamington's wide array of parks, shops and independent retailers, popular bars and restaurants and artisan coffee shops.

ON THE GROUND FLOOR
A stylish entrance door opens into:-

IMPRESSIVE RECEPTION HALLWAY
With limestone flooring throughout and underfloor heating, inset ceiling downlighters and contemporary glazed doors radiating to:-

SITTING ROOM
4.09m into bay x 3.45m (13'5" into bay x 11'4")
Having feature art deco style tiled fireplace with matching hearth, oak engineered flooring with underfloor heating and aluminium double glazed window with bespoke blinds.

STUDY/FAMILY ROOM
3.84m x 2.64m (12'7" x 8'8")
Which could alternatively be used as a stand-alone dining room, having dual aspect aluminium double glazed windows with fitted blinds and oak engineered flooring with underfloor heating.

FABULOUS OPEN PLAN KITCHEN/FAMILY ROOM
8.18m max x 5.38m max (26'10" max x 17'8" max)
The kitchen area being equipped with a range of hand painted units comprising base cupboards and drawers and over which are a combination of solid wood worktops and a granite drainer, undermounted Belfast style sink unit with Quooker combination boiling water tap, integrated Neff dishwasher and coordinating open shelf units, between which is space for a range style cooker with granite splash plate, dual aspect aluminium double glazed windows to the kitchen area and limestone floor tiling with underfloor heating extending throughout the kitchen, family and dining areas, feature exposed brickwork to the lounge area, inset ceiling downlighters, aluminium double glazed bi-fold doors providing a vista through to the rear garden and beyond and original casement door which has been preserved as a feature opening into:-

REAR VESTIBULE
With aluminium double glazed door giving external access to the rear and through access to:-

UTILITY ROOM
3.99m x 2.31m (13'1" x 7'7")
With limestone flooring complemented by hand painted units to match those in the kitchen which again feature solid wood worktops with matching upstands, undermounted twin bowl Belfast style sink, space and plumbing for washing machine and tumble dryer, coordinating double wall cabinet, roof light, personnel door to store room and contemporary vertical radiator.

CLOAKROOM/WC
Beautifully appointed with William Morris style wallpaper complemented by limestone flooring and with period style fittings comprising wash hand basin, high flush WC, period style radiator and towel warmer and obscure aluminium double glazed window.

ON THE FIRST FLOOR

SPACIOUS LANDING
With obscure aluminium double glazed window to the turn of the stairs, door to airing cupboard which houses the pressurised hot water system and doors to:-

MASTER BEDROOM SUITE

BEDROOM AREA (REAR)
4.01m x 3.40m (13'2" x 11'2")
With magnificent ceiling-height gabled aluminium double glazed window to the rear along with two further coordinating windows to either side, engineered oak flooring, two contemporary vertical radiators and stylish panelling to one wall.

DRESSING AREA
Which is equipped with an excellent range of fitted wardrobing and clothes storage shelves, vertical radiator, oak engineered flooring and door to:-

SUPERB EN SUITE SHOWER ROOM
In wet room style with ceramic tiled walls and floor including walk-in shower with soakaway and dual head shower unit, low level WC, surface mounted granite wash hand basin with mixer tap, contemporary radiator and electric shaver point.

BEDROOM TWO (REAR)
2.84m x 2.74m (9'4" x 9'0")
With aluminium double glazed window to rear elevation, oak engineered flooring, vertical radiator, hinged access to roof space with retractable ladder and sliding pocket door to:-

EN SUITE SHOWER ROOM
Being fully tiled with contemporary white fittings comprising low level WC, pedestal wash hand basin with mixer tap, corner shower enclosure with glazed doors giving access and dual head shower unit, vertical radiator and electric shaver point.

BEDROOM THREE (FRONT)
3.43m x 4.14m in bay window (11'3" x 13'7" in bay window)
With aluminium double glazed bay window, oak engineered flooring, vertical radiator and stylish panelling to one side.

FAMILY BATHROOM
2.90m x 2.06m (9'6" x 6'9")
Being fully tiled and beautifully appointed with low level WC, shaped free-standing bath with floor-mounted mixer tap and shower attachment, circular granite wash hand basin with surface-mounted mixer tap and standing on a granite plinth, corner shower enclosure with sliding glazed door giving access and fitted dual head shower unit, obscure aluminium double glazed window, vertical radiator and inset downlighters.

OUTSIDE

FRONT
In/out driveway dual entrances give access to a large pavioured forecourt providing ample parking space for a good number of vehicles and complemented by two gravelled areas. Direct vehicular access can also be gained from the driveway to:-

STORE ROOM
With twin garage doors fronting and being ideal for bikes etc with electric light and power and wall mounted Worcester gas fired boiler.

REAR GARDEN
Being beautifully designed and laid out with feature terraced areas complemented by a lawn and sleepered steps ascending to a gravelled area at the far end where there is a summer house and garden shed. The rear garden is not directly overlooked from the rear and therefore affords an attractive aspect beyond the garden itself.

SUMMER HOUSE
A beautiful addition to the rear garden being in grey painted timber and having glazed doors giving access with glazed picture windows to either side.

LARGE TIMBER SHED
Which is in a painted grey finish to match the summer house.

DIRECTIONS
Postcode for sat-nav - CV32 6LR.
what3words - indoor.icon.tones









Floorplan



Total area: approx. 165.2 sq. metres (1777.9 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.

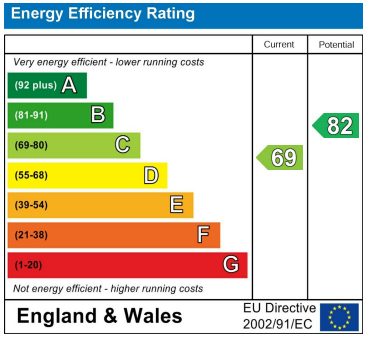
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council





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