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Freemans Close, Leamington Spa

Asking price  
£700,000



A spacious and well proportioned extended four double bedroomed detached family home, situated in this convenient cul-de-sac location within the popular area of Milverton, located just north of the town centre. The property boasts a large landscaped rear garden.

### The Property

Comprises a large detached family home which has been extended and now creates flexible and well proportioned family living. The property benefits from four reception areas and four double bedrooms, two bathrooms and a fantastic large south facing lawned and attractively landscaped rear garden. Internal inspection highly recommended.

### Briefly Comprising;

Entrance hallway, sitting room with inglenook, L-shaped dining/family room with patio doors to garden, study, snug, fitted kitchen, utility, ground floor WC, four first floor double bedrooms all with wardrobes, refitted family bathroom, re-fitted shower room, double glazing, gas radiator heating, solar panels to roof, tarmac driveway, low maintenance fore garden, large landscaped lawned rear garden with patio terrace and water feature, extensive mature planting, integral garage and boiler/store room.

### The Property

Is approached via a upvc obscure double glazed entrance door with matching panels to side to...

### Entrance Hallway

With staircase rising to first floor landing, double radiator, double doors to cloaks cupboard providing hanging and storage.

### Sitting Room

16'5" into chimney recess x 14'10" (5.00m into chimney recess x 4.52m) With timber framed double glazed window to front elevation, coved corning, down lighter points to ceiling, wall light points, double radiator, large inglenook style fireplace with inset wood burner and wooden flooring which extends through via sliding double doors to...

### Dining/Family Room

19'8" x 16'6" max reducing to 9'7" (5.99m x 5.03m max reducing to 2.92m) Being a useful spacious family area with distinctive dining





and living spaces, down lighter points to ceiling, useful store cupboard, radiator, further double radiator, two triple glazed sliding patio doors to rear and further timber framed double glazed window, doors to kitchen, study and snug.

### Study

9'11" x 9'10" (3.02m x 3.00m) With timber framed double glazed window to front elevation, feature semi vaulted ceiling lines with velux double glazed roof light window, radiator.

### Snug

10' x 11'11" (3.05m x 3.63m) With feature semi vaulted ceiling lines, timber framed double glazed window to rear, radiator.

### Kitchen

12'6" x 10'1" (3.81m x 3.07m) Being fitted with a range of matching shaker style wall and base units with contrasting working surface over and tiled splash backs, twin bowl sink unit with drainer and mixer tap, inset four point AEG gas hob with stainless fronted double oven and concealed AEG dishwasher, concealed refrigerator, two timber framed double glazed windows to rear, tiled floor, door through to...

### Utility

7'11" x 10'11" max (2.41m x 3.33m max) With timber framed double glazed window to front elevation, triple glazed door to rear, working surface, sink drainer unit, base and wall cupboards, space and plumbing for washing machine, space for further appliance, space for three quarter height fridge/freezer, space for tumble dryer, tiled flooring, door to...

### Ground Floor WC

With white low level WC, timber framed obscure double glazed window to side elevation.

### Staircase rising to First Floor Landing

With light tube, hatches to two roof spaces, radiator.

### Bedroom One (Front)

11'6" including fitted wardrobes x 12'6" (3.51m including fitted wardrobes x 3.81m) With timber framed double glazed window to front elevation, attractive range of fitted wardrobes with a variety of hanging and shelved areas including built in drawer unit, further built in single cupboard with shelving.

### Bedroom Two (Rear)





11'6" x 10'4" plus built in wardrobe (3.51m x 3.15m plus built in wardrobe) With timber framed double glazed window to rear elevation, radiator, shaker style doors to built in wardrobe with a variety of hanging and shelved areas.

### Bedroom Three (Front)

12'5" x 9'11" plus built in wardrobe (3.78m x 3.02m plus built in wardrobe) With timber framed double glazed window to front elevation, radiator, double doors to built in wardrobe with hanging and shelving.

### Bedroom Four (Rear)

12'6" max x 8'6" plus built in wardrobe area (3.81m max x 2.59m plus built in wardrobe area) With timber framed double glazed window to rear elevation, double radiator, open wardrobe area with hanging and shelving.

### Refitted Bathroom

Attractively refitted with a white suite to comprise; low level WC with concealed cistern, set into vanity unit with cupboard to side, wash hand basin with mono mixer and cupboard below, panelled bath with wall mounted shower and bath controls, splash back tiling extending to full height in shower area over bath, glazed shower screen, tiled floor, contemporary wall mounted radiator, down lighter points to ceiling, double glazed timber framed obscure window to rear elevation and door to linen cupboard with slatted shelving.

### Refitted Shower Room

Attractively fitted with a white suite to comprise; wash hand basin set into vanity unit with cupboards and mirror over, splash back tiling, low level WC with concealed cistern, large double shower cubicle with wall mounted Aqualisa shower and control, double doors to shelved linen cupboard, chrome radiator towel rail, further radiator, timber framed obscure double glazed window to front elevation, tiled floor.

### Outside Front

To the front of the property is a shaped tarmac driveway providing off road parking, brick block paved path leading to entrance door. The remainder of the garden is principally laid to gravel with gated side access leading to the rear garden.





### Outside Rear

To the rear of the property is a large southerly facing rear garden which has been stylishly and thoughtfully landscaped to provide a shaped patio area immediately to the rear of the property with elevated bed and flush water feature.

The remainder of the garden is principally laid to shaped lawn with deep, well stocked herbaceous borders, pathway and feature pergola leads towards the rear portion of the garden with timber shed, greenhouse, beds suitable for a variety of plants and vegetables.

### Garage

8'3" x 16'6" (2.51m x 5.03m) With double doors to front.

### Boiler Room/Store

There is also a boiler room/store cupboard with wall mounted Worcester boiler and unvented hot water cylinder providing useful storage.

### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

From the agents offices, continue up Clarendon Place, into Clarendon Square and at the traffic island turn left onto the Rugby Road. Follow this road along for some distance, taking the second right into Gaveston Road. Follow the road to the head of the junction and turn right into Freemans Close where the property is located at the head of the cul-de-sac, easily identified by an agents for sale board.

### Freemans Close

Leamington Spa  
CV32 6EZ

