



68 The Fairways

Leamington Spa **CV32 6PP**

Offers Over £775,000

68 The Fairways

Being beautifully positioned at the no-through end of The Fairways, this improved and immaculately presented detached family home occupies a generous mature plot and enjoys an excellent open aspect from the rear over Trinity School playing fields. Offering three bedroomed accommodation with exceptional scope for future extension, subject to the appropriate consents, the double glazed and gas centrally heated accommodation is further enhanced by solar panels making this a particularly economical home. Notable internal features include a spacious lounge, together with a dining room, off which there is through access to a study or sitting area. The current owner has also added an attractive garden room to the rear, whilst both the breakfast kitchen and the utility have been re-fitted with a complementary range units and integrated appliances to the kitchen. In addition to the three first floor bedrooms, there is a re-fitted family bathroom and en suite to the master bedroom, there also being a re-fitted shower room to the ground floor. Externally, the house is complemented by beautifully maintained lawned gardens with an extensive ornamental terrace to the rear, block paved parking and direct access to a generous garage with electrically operated roller shutter door. Overall this is an exceptional opportunity to purchase a prestigious family home in one of North Leamington's prime residential addresses.

LOCATION

The Fairways lies off Beverley Road which in turn links Northumberland Road with Guys Cliffe Avenue. This is an exceptional and mature residential location just a short distance north of the full range of facilities offered in Leamington Spa town centre including shops and independent retailers, parks, restaurants and artisan coffee shops. There are excellent local road links available including those to neighbouring towns and centres, notably Warwick and Kenilworth, along with easy access to the A46 which links to the M40. Leamington Spa railway station provides regular commuter rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

Replacement panelled style composite entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With panel heater and replacement oak double doors giving access from the porch to:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, downlighters, replacement oak doors throughout, access to useful walk-in cloaks cupboard, together with door to understairs storage cupboard and access to:-

RE-FITTED SHOWER ROOM

With fully ceramic tiled walls and modern white fittings comprising wall mounted wash hand basin with mixer tap, low level WC with concealed cistern and push button flush, walk-in shower enclosure with folding glazed door and fitted shower unit, extractor, downlighters and towel warmer/radiator.

LOUNGE

6.27m x 4.04m (20'7" x 13'3")

A light and spacious room, the focal point of which is a marble fireplace and hearth housing a glowing log effect convector fire, twin UPVC double glazed windows to front elevation, central heating radiator and door to:-

DINING ROOM

5.69m x 3.35m (18'8" x 11'0")

With double doors giving access to the garden room, central heating radiator, UPVC double glazed window to side elevation and through access to:-

STUDY/SITTING ROOM

3.40m x 2.29m (11'2" x 7'6")

An ideal multi purpose space positioned at the rear of the house and overlooking the rear garden and open space beyond, having dual aspect UPVC double glazed window and central heating radiator.

GARDEN ROOM

3.07m x 2.92m (10'1" x 9'7")

With stylish Karndean flooring, UPVC double glazed windows, together with double doors accessing the rear garden, Velux double glazed roof light, central heating radiator and downlighters.

RE-FITTED KITCHEN/BREAKFAST ROOM

3.63m x 3.33m (11'11" x 10'11")

Being beautifully appointed with a range of cream finished units and comprising ample base cupboards and soft-close drawers with granite effect worktops over and tiled splashbacks, coordinating wall cabinets, together with integrated appliances comprising inset four burner gas hob with filter hood over, integrated electric oven and integrated fridge/freezer, integrated dishwasher, inset stainless steel sink unit with mixer tap, central heating radiator, downlighters, UPVC double glazed window overlooking the rear garden, Karndean flooring and door to:-

UTILITY ROOM

2.41m x 2.13m (7'11" x 7'0")

Being exceptionally well fitted with a range of units to match those in the kitchen comprising base cupboards with worktops, ceramic tiled splashbacks and stainless steel sink unit, along with coordinating wall cabinets, Worcester gas fired boiler, central heating radiator, space and plumbing for washing machine and tumble dryer, Karndean flooring, personnel door giving access to the garage and UPVC double glazed door giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With hinged access trap to the roof space having loft ladder, useful storage cupboard accessed from the stairs and positioned over the hallway and oak doors radiating to:-

MASTER BEDROOM (FRONT)

3.94m x 3.07m (12'11" x 10'1")

With an excellent range of integrated wardrobing providing hanging space and storage, UPVC double glazed window to front elevation, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Which is beautifully appointed with white fittings and integrated storage comprising inset wash hand basin with mixer tap, low level WC with concealed cistern and push button flush, granite effect worktop below which are a range of useful storage cupboards and drawers, walk-in shower enclosure with glazed door giving access and fitted Mira shower unit, chrome towel warmer/radiator and Velux double glazed roof light.

Features

Much Improved Detached Home

Superb North Leamington Location

Lounge and Dining Room

Study/Sitting Room

Re-fitted Kitchen and Utility

Three Bedrooms

Three Bathrooms

Ample Parking and Garage

Beautiful Rear Garden With Open Aspect Beyond





Floorplan



Total area: approx. 170.1 sq. metres (1830.8 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 F - 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		
England & Wales		EU Directive 2002/91/EC