



3 Goldacre Close

Leamington Spa **CV31 2TW**

Guide Price £365,000

3 Goldacre Close

Whitnash

Being pleasantly and quietly positioned within a tucked-away cul-de-sac, this modern detached family house was constructed by A C Lloyd around 25 years ago. Offering ideal accommodation for the young family including three bedrooms, the gas centrally heated accommodation also includes a comfortable lounge and kitchen/dining room with utility room off. The accommodation is complimented externally by gardens to front and rear, along with driveway and garage. This is an excellent opportunity to purchase a modern family home within a popular and convenient south Leamington location.

LOCATION

Goldacre Close is a cul-de-sac lying off Montgomery Road approximately 1½ miles south of central Leamington Spa. This is a popular and well regarded residential location within easy reach of facilities in central Leamington Spa but also local amenities within Whitnash including shops, schools and public transport services. There are good local road links to neighbouring towns and centres along with links to the Midland motorway network whilst Leamington Spa railway station offers regular commuter rail links to London and Birmingham.

ON THE GROUND FLOOR

GABLED PORCH ENTRANCE

With period style entrance door opening into:-

ENTRANCE HALLWAY

With central heating radiator, Karndean flooring and inner door to the lounge. Further door to:-

CLOAKROOM/WC

With white fittings comprising low level WC, corner wash hand basin with tiled splashback, central heating radiator and Karndean flooring.

LOUNGE

4.22m max x 4.22m max (13'10" max x 13'10" max)
With period style white fireplace and Robinson Willey gas fire standing on

reconstituted marble hearth, double glazed bow window to front elevation, two central heating radiators, staircase off ascending to the first floor, access to understairs storage cupboard and door to:-

KITCHEN/DINING ROOM

5.03m x 2.82m (16'6" x 9'3")

The kitchen area being fitted with a comprehensive range of units in a wood grain effect finish and comprising various base cupboards and drawers with roll edged worktops and tiled splashbacks over, coordinating wall cabinets to three sides, inset stainless steel four burner gas hob with matching filter hood over and fitted electric oven below, 1.5 bowl stainless steel sink unit with mixer tap, space and connection for dishwasher, ceramic tiled floor throughout the kitchen and dining areas with central heating radiator to the dining area and double glazed French style doors giving external access to the rear garden along with further door to:-

UTILITY ROOM

2.39m x 1.45m (7'10" x 4'9")

Being fitted with units to match those in the kitchen having base cupboards and wall cabinet, stainless steel sink unit, worktops and tiled splashbacks, space and plumbing for washing machine, wall mounted Green Star gas fired boiler, central heating radiator,

personnel door to garage and door giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in airing cupboard housing the insulated hot water cylinder and doors radiating to:-

BEDROOM ONE (FRONT)

3.51m x 2.97m (11'6" x 9'9")

With large built-in double wardrobe/storage cupboard and central heating radiator.

BEDROOM TWO (REAR)

3.10m x 2.92m (10'2" x 9'7")

With built-in wardrobe/storage cupboard and central heating radiator.

BEDROOM THREE (FRONT)

2.03m x 2.01m + door recess (6'8" x 6'7" + door recess)

Off which there is a built-in storage cupboard over the stair bulkhead and having central heating radiator.

BATHROOM

2.01m x 1.68m (6'7" x 5'6")

With partly ceramic tiled walls and three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with replacement Mira fitted shower unit over, obscure UPVC double glazed window, Karndean flooring and central heating radiator.

Features

Modern Detached House

Quietly Positioned Cul-de-Sac

Comfortable Lounge

Kitchen/Dining Room

Utility Room

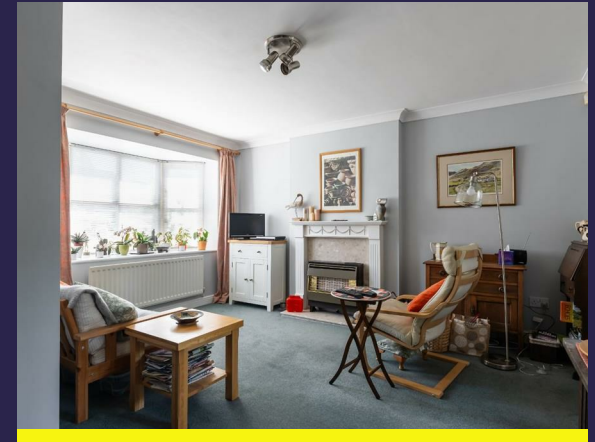
Three Bedrooms

Bathroom

Attractive Gardens

Driveway

Garage

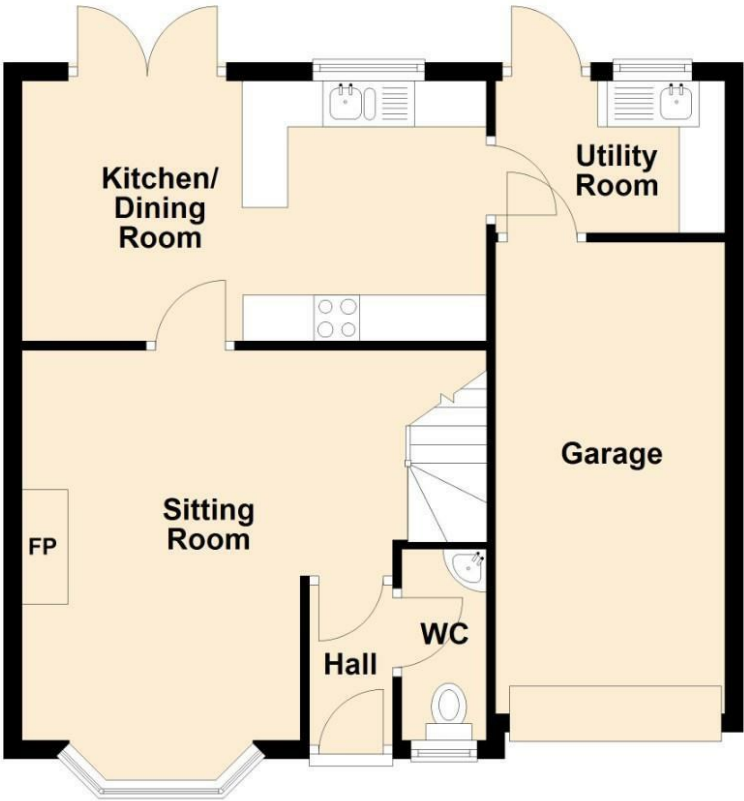




Floorplan

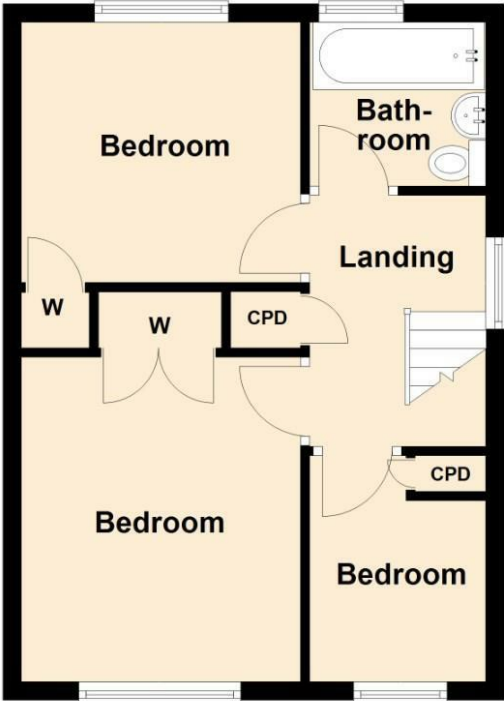
Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

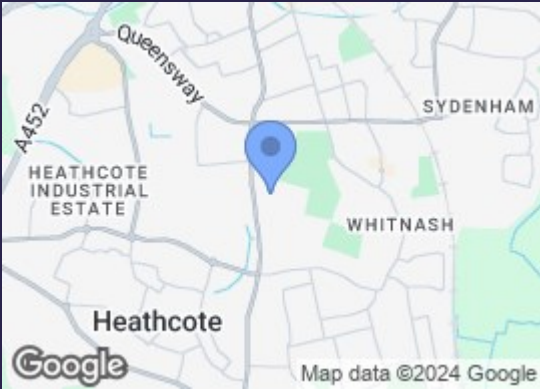
Services

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 D - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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