14 Oakridge Road

Leamington Spa CV32 7BN

Price Guide £470,000

14 Oakridge Road

An immaculately presented five bedroom semi-detached house located in a very sought after area to the north of Leamington Spa town centre and within the catchment of good local schools.

The property is located within a quiet cul-de-sac. The well presented family home briefly comprises - entrance hall, lounge / dining room, kitchen and a ground floor cloakroom. To the first floor there are five bedrooms and a family bathroom.

Outside to the front there is driveway parking, garage and a beautifully presented rear garden.

There is further scope to extend the property to the rear (subject to planning permission). This property would make a lovely home for a young family.

Call us today for more information or to book in an internal viewing.

Features

- Extended Semi Detached Property With Field Views
- Popular North Leamington Location
- Five Bedrooms
- Garage & Driveway
- Potential To Extend To The Rear (STPP)
- Close To Local Amenities And Schools

LOCATION

Oakridge Road lies off Parklands Avenue around 1½ miles north-west of central Leamington Spa and being well placed for local facilities and amenities in Lillington. Facilities in Leamington Spa town centre are also easily accessible and include Leamington's wider array of shops and independent retailers, delightful parks, bars, restaurants and artisan cafes and coffee shops. There are also excellent road links available including links to neighbouring towns and centres as well as links to numerous major routes, which in turn lead to the Midland motorway network. Leamington Spa railway station provides regular commuter rail links to numerous destinations including London and Birmingham.

ENTRANCE HALL

Having a double glazed window to the side elevation, stairs leading to the first floor landing, understairs storage cupboard, radiator and a door leading into the;

LOUNGE / DINING ROOM

7.62m x 5.58m (24'11" x 18'3")
Having double glazed windows to the front and rear elevation, French doors leading out to the rear garden, two radiators, a feature fireplace, storage cupboard and access to the;

KITCHEN

3.47m x 2.84m (11'4" x 9'3")
Having worktop surfaces, cupboards, a four ring gas hob with an extractor fan above, oven unit, sink unit, part tiled walls and a radiator. Also having space for an undercounter fridge and dishwasher.

CLOAKROOM

1.41m x 1.15m (4'7" x 3'9")
Having a low level W/C, sink unit and a double glazed frosted window to the rear elevation.

GARAGE

6.27m x 2.49m (20'6" x 8'2")
Having a radiator, space for a washing machine / dryer, lighting, power and a double glazed frosted window to the front elevation.

FIRST FLOOR LANDING

Having an airing cupboard, loft access and doors leading to adjacent rooms.

BEDROOM ONE

4.63m x 3.46m (15'2" x 11'4")
A great sized master bedroom which has a double glazed window to the front and side elevation, radiator, built-in wardrobes and space for bedroom furniture.

BEDROOM TWO

4.10m x 3.31m (13'5" x 10'10")
Another great sized double bedroom which has a double glazed window to the front elevation, radiator, built-in wardrobes, a sink unit with splashback areas and space for bedroom furniture.

BEDROOM THREE

3.43m x 3.32m (11'3" x 10'10")
Having a double glazed window to the rear elevation, radiator, built-in wardrobes, a sink unit with splashback areas and space for bedroom furniture.

BEDROOM FOUR

3.47mx 2.82m (11'4"x 9'3")
Having a double glazed window to the rear elevation, radiator, built-in wardrobes, a sink unit with splashback areas and space for bedroom furniture.

BEDROOM FIVE

2.47m x 2.16m (8'1" x 7'1")
Having a double glazed window to the front elevation, radiator and space for bedroom furniture.

FAMILY BATHROOM

2.67m x 2.17m (8'9" x 7'1")
Having a low level W/C. sink unit, shower, part tiled walls, heated towel rail and a double glazed window to the rear elevation.

REAR GARDEN

A great sized garden for a young family which has a patio area, side access to the front and steps leading onto the grassed area, which has stunning countryside field views. There is further scope to extend to the rear (STPP).

PARKING

There is off-road parking for two vehicles.

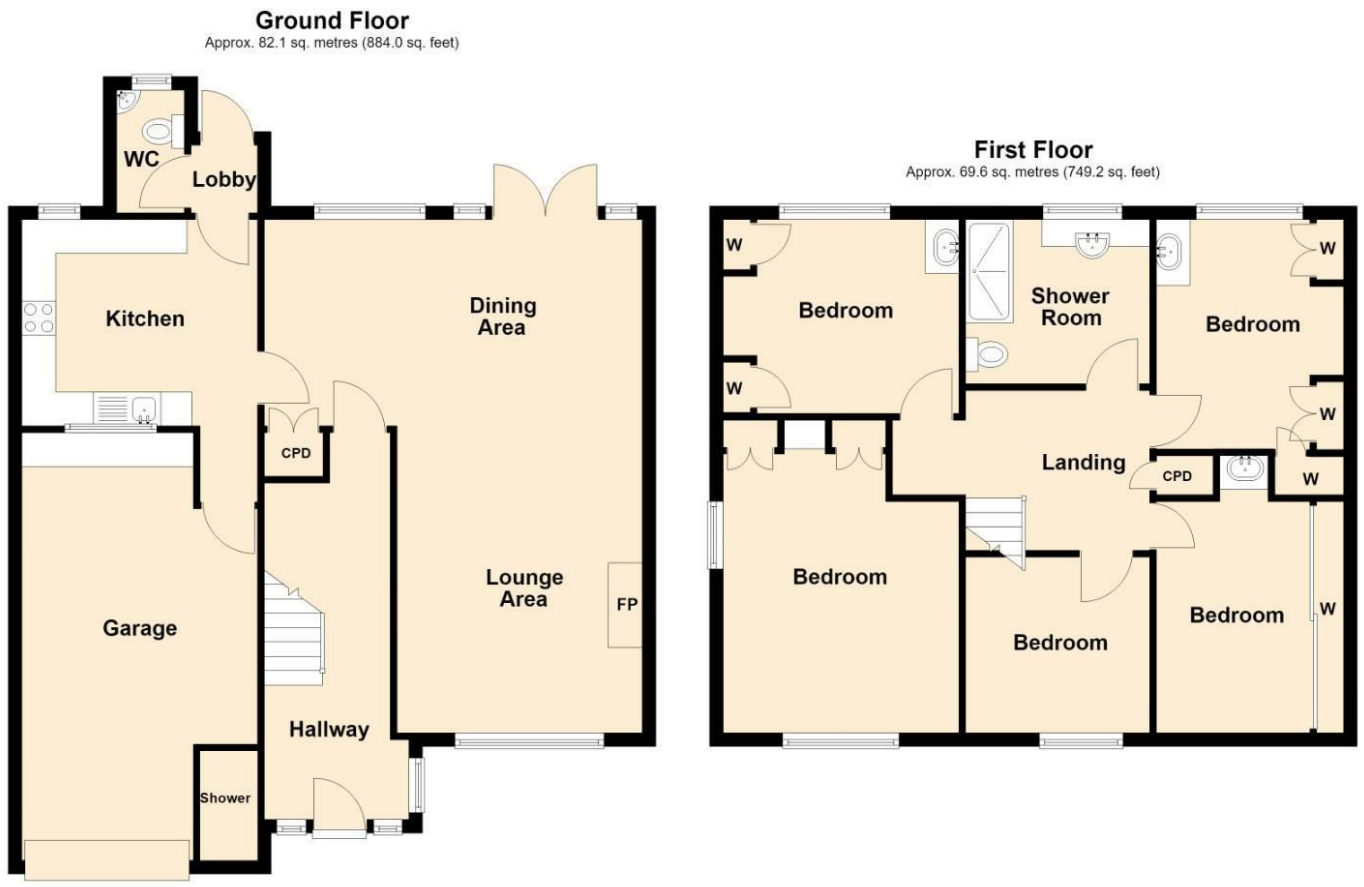
TENURE

This property is Freehold.

DIRECTIONS

Postcode for sat-nav - CV32 7BN.

Floorplan



Total area: approx. 151.7 sq. metres (1633.2 sq. feet)

General Information

Tenure

Freehold

Services

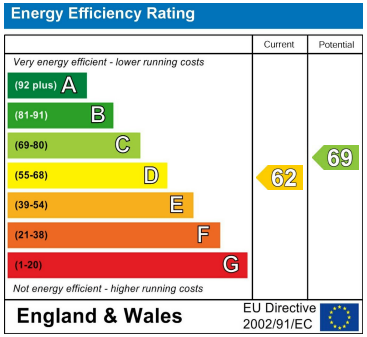
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



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