



5 Vernon Close

Leamington Spa CV32 6HH

Price Guide £350,000



5 Vernon Close

Leamington Spa

Situated within the exclusive private estate of Vernon Close, this three storey town house offers flexible and spacious accommodation, being set within fabulous and extensive lawned communal gardens. Benefiting from an integral garage, notable features of the gas centrally heated and double glazed accommodation include a first floor lounge/dining room open plan to the kitchen, whilst on the ground floor there is a useful additional fourth bedroom/study, together with utility room. The communal gardens are beautifully arranged with private parking for one car immediately to the front of the house, together with communal parking areas.

LOCATION

Vernon Close lies to the north of Leamington Spa, just off Northumberland Road close to its junction with Kenilworth Road. Facilities within Leamington town centre are within walking distance, a little under one mile away, including the towns wide array of independent retailers, parks, restaurants and artisan coffee shops. In addition, there are excellent local road links available, notably to the A46 for the M40, with Leamington Spa station providing regular commuter rail services.

ON THE GROUND FLOOR

Recessed Porch Entrance

With entrance door to:-

Reception Hallway

With staircase off to the first floor, central heating radiator and doors to:-

Cloakroom/WC

With low level WC and pedestal wash hand basin.

Bedroom Four/Study

4.13m x 2.52m (13'6" x 8'3")

A useful multi-purpose room with central heating radiator and double glazed French style doors opening to the communal gardens.

Utility Room

1.93m x 1.60m (6'3" x 5'2")

With double glazed window, free-standing Kingfisher gas fired boiler and additional recess.

ON THE FIRST FLOOR

Landing

With built-in storage cupboard off and access to:-

Lounge/Dining Room

5.90m x 4.56m (19'4" x 14'11")

With large double glazed window taking advantage of views over the communal gardens, staircase off ascending to the second floor, two central heating radiators and through access to:-

Kitchen

2.95m x 2.69m (9'8" x 8'9")

Being fitted with a range of panelled style units in a cream finish comprising complementary base and wall cupboards with granite effect worktops, integrated electric hob, stainless steel sink unit, fitted electric double oven, integrated larder style fridge and separate freezer together with integrated dishwasher, central heating radiator and double glazed window to front.

ON THE SECOND FLOOR

Landing

With built-in airing cupboard and doors to:-

Bedroom One

2.62m x 4.50m (8'7" x 14'9")

Plus built-in wardrobes.

Having fitted wardrobes with overhead storage cupboards, central heating radiator and double glazed window.

Bedroom Two

3.75m x 2.66m (12'3" x 8'8")

With central heating radiator and double glazed window.

Bedroom Three

1.84m x 2.48m (6'0" x 8'1")

Plus door recess.

With built-in cupboard over the stair bulkhead, central heating radiator and double glazed window.

Bathroom

With fully ceramic tiled walls and three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, double glazed window and central heating radiator.

Features

Three Storey Property

Exclusive Location

Spacious Lounge/Dining Room

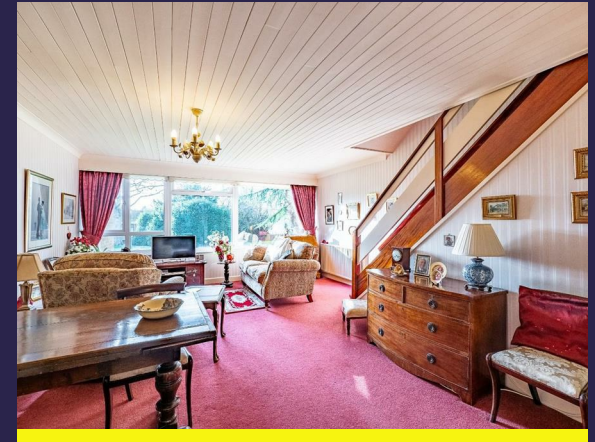
Open Plan Kitchen

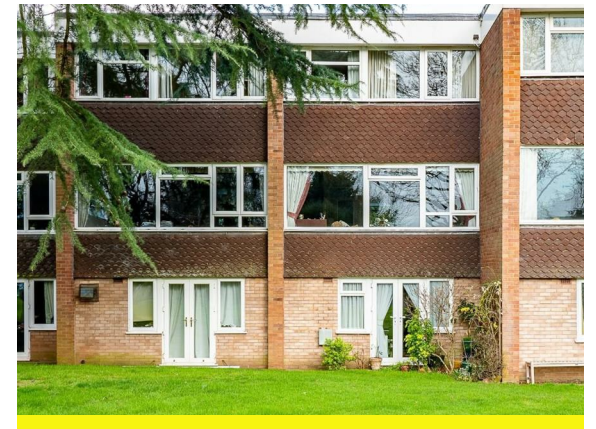
Three/Four Bedrooms

Second Floor Bathroom

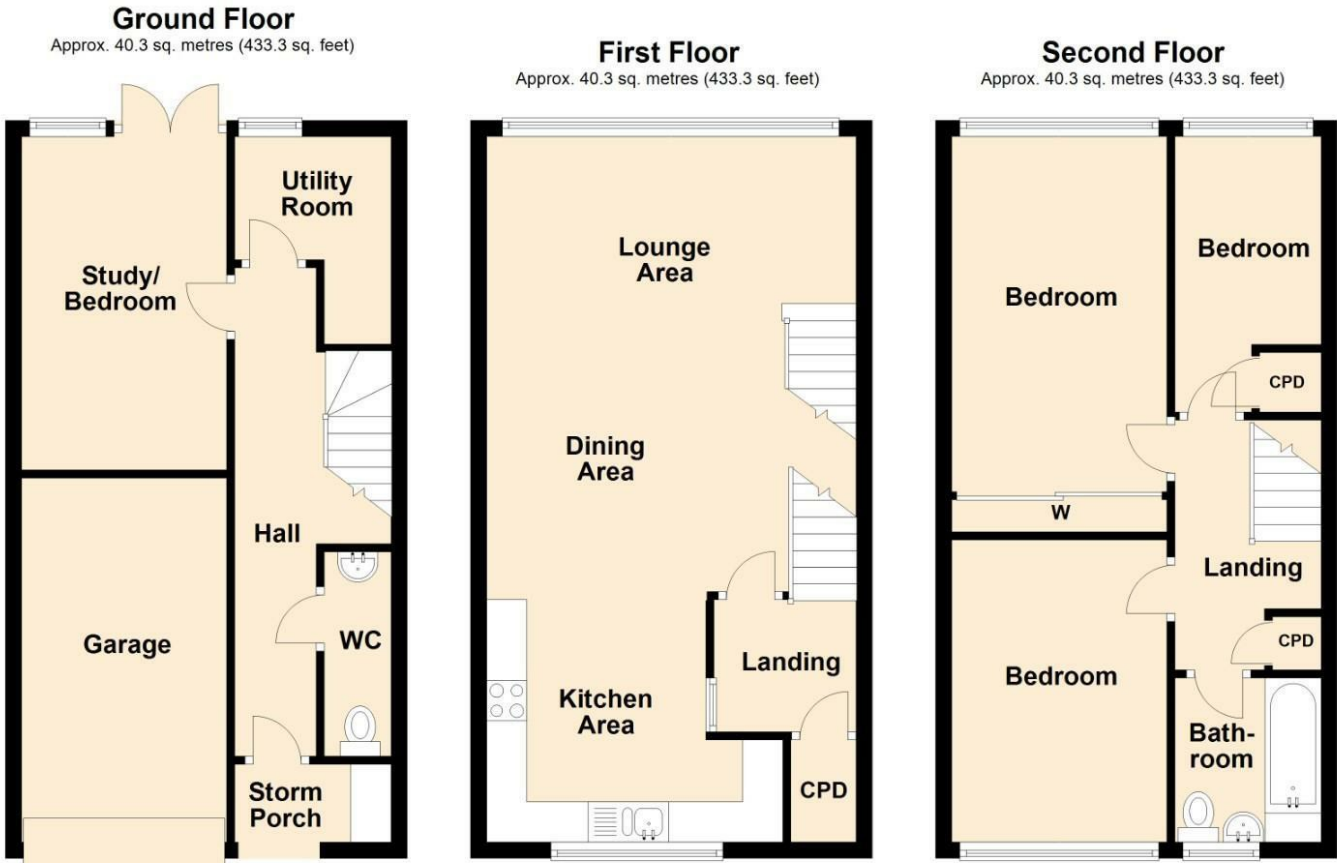
Integral Garage

Fabulous Communal Gardens





Floorplan



Total area: approx. 120.8 sq. metres (1300.0 sq. feet)

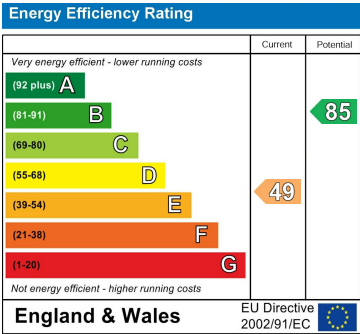
General Information

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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