



12 Range Meadow Close

Leamington Spa **CV32 6RU**

Guide Price £575,000

12 Range Meadow Close

Milverton

Positioned within a highly regarded cul-de sac to the north-west of Leamington Spa just 1.3 miles from the centre of town while close to schools and amenities, this 1980's built detached house offers four bedroomed accommodation, integral garage and off-road-parking for 2 cars. The rear overlooks open fields and countryside beyond a fenced garden with country hedgerow. Internally, the gas centrally heated and UPVC double glazed accommodation includes a light and airy lounge off the entrance hall, separate dining room, spacious fitted kitchen, cloakroom, access to part-converted garage providing Utility area and Garden storage. On the first floor, three double and one single bedroom are complemented by a family bathroom and storage cupboards, whilst outside there are mature attractively planted gardens to front and rear, side passages with side access door along with a tarmac and block paved driveway providing off-road parking for two cars. There is scope to extend the property front and rear, or further convert the garage, subject to the usual consents. Overall, this is an exceptional opportunity to purchase a detached 4-bed home in a highly popular location.

LOCATION

Range Meadow Close is a popular and established cul-de-sac positioned to the north-west of Leamington Spa off the far end of Guys Cliffe Avenue, just 1.3 miles from the Parade at the heart of the town. Enjoying views from the rear of the house over fields and countryside, there is nearby access to a network of footpaths connecting to Old Milverton, North Leamington and notably to the Saxon Mill at Warwick. Within a 15 minute walk there are local shops, a popular pub, tennis club and an Asda garage on Rugby Rd, with Tesco a 10 minute drive towards Warwick. Two well thought-of local schools, Brookhurst Primary School and Trinity Senior School are a 5-minute walk through the Dragon Park and play area. Public transport services include a daily shoppers bus stopping 5 mins away and Bus services on Rugby Rd. There is good local access available to the centres of both Leamington Spa and Warwick, as well as good local road links to neighbouring towns and centres and the Midland motorway network, notably the M40. Regular commuter rail links operate to London Marylebone and Birmingham amongst other destinations from both Leamington Spa, Warwick and Warwick Parkway.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE

With period style entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, door to understairs storage cupboard, central heating radiator, wood effect vinyl flooring and doors to:-

CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with tiled splashback, obscure UPVC double glazed window and central heating radiator.

LOUNGE

3.56m x 5.13m (11'8" x 16'10")

- into UPVC double glazed bay window.

The focal point of the room being a period style fireplace with marble hearth and inner surround, central heating radiator, three wall light points and door giving access through to:-

DINING ROOM

3.53m x 2.62m (11'7" x 8'7")

With large UPVC double glazed window giving an outlook over the rear garden to fields beyond, central heating radiator, two wall light points and door to:-

KITCHEN/BREAKFAST ROOM

4.27m x 2.49m (14'0" x 8'2")

Being fitted with a range of natural wood effect units having chrome rod style door furniture and comprising a comprehensive range of base cupboards and drawers with roll edged worktop over, matching breakfast bar and ceramic tiled splashbacks, coordinating wall cabinets, inset stainless steel gas hob with filter hood over and fitted electric oven having cupboards above and below, space and plumbing for dishwasher, 1½ bowl stainless steel sink unit with mixer tap, cupboard concealing the Worcester gas fired combination boiler, UPVC double glazed window, central heating radiator and UPVC double glazed door giving external access to the rear garden.

UTILITY ROOM

2.54m x 2.31m (8'4" x 7'7")

Having been created by sub-dividing the garage, and having stainless steel sink unit with worktop and space and plumbing below for washing machine and tumble dryer and wall cabinets along with UPVC double glazed door giving external access to the side of the property.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, door to built-in linen/storage cupboard and further doors to:-

BEDROOM ONE (FRONT)

3.66m x 3.53m (12'0" x 11'7")

With UPVC double glazed window and central heating radiator.

BEDROOM TWO (FRONT)

3.28m x 3.20m (10'9" x 10'6")

With built-in wardrobe/storage cupboard, UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

2.67m x 2.62m (8'9" x 8'7")

With UPVC double glazed window and central heating radiator.

BEDROOM FOUR (REAR)

2.87m x 2.13m (9'5" x 7'0")

With built-in wardrobe/storage cupboard, UPVC double glazed window and central heating radiator.

Features

Modern Detached Home

Popular North Leamington Cul-de-Sac Location

Lounge & Separate Dining Room

Fitted Kitchen/Breakfast Room

Cloakroom & Utility/Storage Area

Four Well Proportioned Bedrooms

Family Bathroom

Garage/Store & Parking for Two Cars

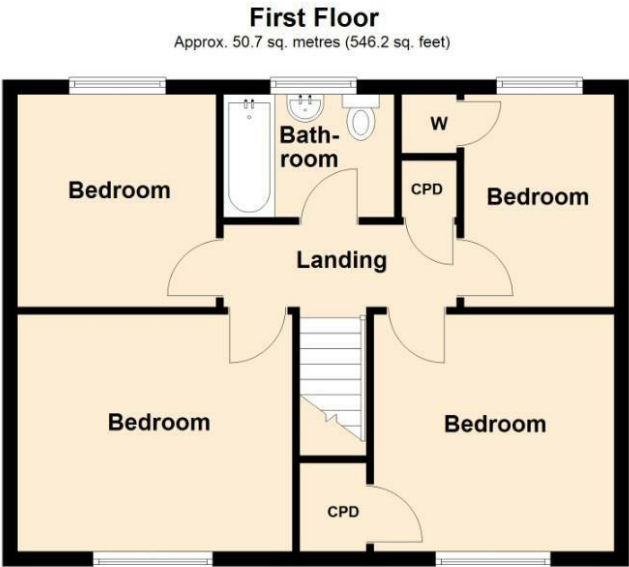
Mature Gardens & Country Views to Rear

Scope to Extend (STPP)





Floorplan



Total area: approx. 110.3 sq. metres (1187.1 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		