

Crabb Curtis

Newnham Road
Lillington | CV32 7SW

Offers in excess of: £525,000

Newnham Road

A stylish, spacious and extended, four bedroom family home situated in Lillington, to the North of Leamington town centre. Having refitted and well proportioned accommodation comprising entrance hall, living room, open plan kitchen living and dining room, with a utility, ground floor shower room and adaptable family room. To the first floor are four generous bedrooms, a refitted en-suite shower room and family bathroom. Outside the property offers a large driveway, integrated single garage and private Southwest facing rear garden with timber office pod.

Ground Floor Accommodation

Approach:
accessed from Newnham Road, via the driveway and footpath leading to the covered porch and composite front door, which opens into the spacious entrance hall.

Entrance Hall:
The generous entrance hall has stairs rising to the first floor landing and gives way to the living room and extended kitchen living, dining room as well as benefitting from a useful built in storage unit and display shelving.

Living Room:
This delightful reception room features a large double glazed bay window to the front elevation, centrally mounted fireplace with log burning stove, and has part glazed, double doors opening into the kitchen, living, dining room.

Kitchen, Living & Dining Room:
This fantastic, extended and fully refitted kitchen and reception space comprises a range of grey fronted shaker style kitchen units with contrasting solid wood, butchers block work surfaces over, featuring an inset ceramic sink, double electric oven, four ring gas hob with overhead extractor, built in dishwasher and space provided for an upright fridge freezer. In addition, this fantastic space also benefits from a breakfast bar, offers ample space for a large corner group sofa and dining area. With rear facing double glazed window, aluminium bi-fold doors opening into the rear garden and a part vaulted ceiling with three Velux roof lights having built in blinds. with door leading back into the entrance hall and further doorway leading to the utility, family room and ground floor shower room.

Utility Room:
The spacious and well fitted utility room features a range of bespoke units, a countertop mounted sink and drainer, display shelving and space and plumbing for a washing machine and tumble dryer, with a large double glazed window to the front elevation and further internal door opening into the integrated single garage.

Family Room/Office:
An incredibly versatile room, currently being used as a home office, but it could easily be a family room, ground floor bedroom, gym. with rear facing double glazed window, part vaulted ceiling and Velux roof light with integrated blind.

Shower Room:
The stunning ground floor shower has been refitted by the current owners and features a three piece suite comprising low level W.C, wall mounted wash hand basin and a walk in shower cubicle with glass screen. Having ceramic tiling to floor and all splashbacks and benefitting from a side facing and obscured window.




















Dream






LUVODI


nice bum



First Floor Accommodation

To The First Floor

First Floor Landing:
Having stairs rising form the entrance hall and giving way to all bedrooms and the family bathroom.

Bedroom One:
The extended principal bedroom is a large double with a front facing double glazed window overlooking the fore garden and has an internal door opening into a stunning and recently refitted en-suite shower room.

En-Suite Shower Room:
A beautifully appointed and well proportioned en-suite shower room comprising low level W.C, countertop mounted bowl style sink with monobloc tap and a large walk in shower cubicle with dual head, mains fed shower. Having stunning ceramic tiling to the floor and all splash back areas, with a central heating radiator with towel rail and rear facing obscured double glazed window.

Bedroom Two:
Another generous bedroom, currently set out as a child's single room offering ample space to accommodate a double room, with a large double glazed window overlooking the front garden.
The fourth bedroom is a single room with built in storage wardrobe and front facing double glazed window.

Bedroom Three:
The third bedroom is another double capable room, currently being used as a child's bedroom with double glazed window to the rear of the property.

Family Bathroom:
A stunning, spacious and recently refitted family bathroom featuring low level W.C, vanity unit mounted wash hand basin, free standing and double ended bathtub with monobloc tap and shower head and an enclosed shower cubicle with mains fed shower. Having metro style wall tiling, central heated towel rail and obscured window to the rear elevation.

Bedroom Four:
The fourth bedroom is a single room with a built in storage wardrobe and front facing double glazed window, currently being used as a family room.















Outside

Outside

To The Front:

To the front of the home is a gravel driveway with block paved borders enabling off road parking for 3 cars and enabling access to the integrated single garage, a block paved footpath leading to the front door and gated side access leading to the rear garden.

To The Side:

Accessed from the rear garden is the side garden area, offering a useful space which could easily accommodate storage sheds, would be an ideal spot for another terrace or veg garden, featuring sleeper lined raised borders and beds with inset steps and providing rear access to the single garage.

To The Rear:

To the rear of the house and having direct access from the kitchen and family room is the lovely Southwest facing lawned garden, benefitting from a paved dining terrace, large lawned area with further rear terrace and pergola providing a fantastic spot for outside dining. Sitting alongside this is the custom made office pod which is access via the aluminium bi-fold doors and features power lighting and heating. Offering an adaptable space for a home work area, kids play space or garden dining and features two front facing double glazed windows looking out onto the lawn.





Agents Notes:
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band D.

Tenure
The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures and Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate
commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

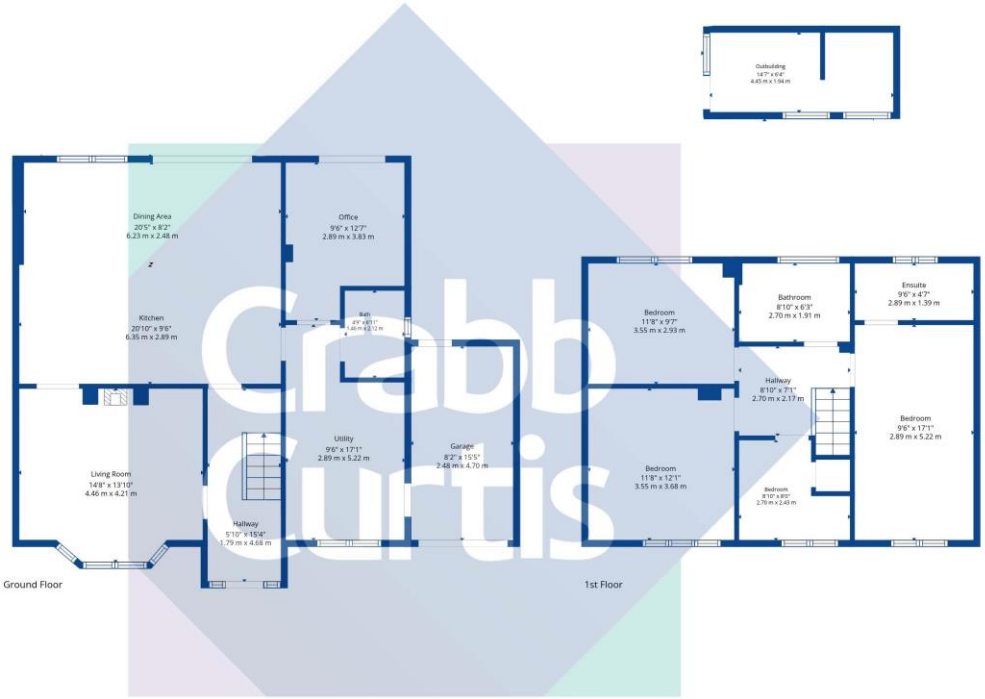
There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.








Dream



Total: 1579 sq. Ft, 147 m2

Ground Floor: 905 sq. Ft, 84 M2, 1st Floor: 674 sq. Ft, 63 m2

Excluded Areas: Utility: 139 sq. Ft, 13 M2, Garage: 125 sq. Ft, 12 M2, Covered Patio: 140 sq. Ft, 13 M2, Patio: 121 sq. Ft, 11 M2, Walls: 158 sq. Ft, 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any form intent to purchase.

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general purposes only, and whilst every care has been taken to ensure their accuracy, they should not be relied upon. We advise potential buyers to take their own measurements.

Viewings: Viewing by appointment through Crabb Curtis
Office Address: 9 Euston Place, Leamington Spa, CV32 4LN
Office Opening Times: Monday – Friday 9.00am-5.30pm
Saturdays – 9.00am-3.00pm

T: 01926 888 777 |E: leamington@crabbcurtis.co.uk | W: www.crabbcurtis.co.uk