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Northumberland Road, Leamington Spa

Guide price
£1,400,000



A generous Edwardian semi-detached family home boasting character and elegance on this most highly sought after of roads in central Leamington Spa, with large and well-proportioned living and sleeping accommodation set over two storeys.

Briefly Comprising;

Entrance hallway, ground floor cloakroom, large L-shaped reception hall, sitting room, living room, office with fitted furniture, dining room, breakfast kitchen/family room overlooking garden, utility/side lobby, cellar, five first floor bedrooms (master with fitted wardrobes), additional study/nursery, main family bathroom with large walk-in shower, separate shower room, attractive brick block paved driveway and off road parking, landscaped front garden, good sized lawned and walled rear garden with garage and large patio area, gas radiator heating, fully double glazed, No Chain.

Situated just north of the town centre on this most highly regarded tree-lined avenue lies this beautifully presented and elegantly proportioned substantial family home. Set within a Conservation area, this family home offers flexible and well proportioned reception rooms to the ground floor as well as an attractive hand painted kitchen/breakfast/family room with windows overlooking the garden. To the first floor are four large double bedrooms, an additional smaller double bedroom and a study/nursery. The rear garden is beautifully landscaped with sweeping patios and steps leading up to the garden which is in the main laid to lawn with well stocked herbaceous borders and a garage.

The agents thoroughly recommend internal inspection of this fine family property which genuinely offers deceptively spacious accommodation and character features, whilst boasting practical living over two levels with a large garden, garage and off road parking and yet only a short distance from the town centre.

The Property

Is approached via a paved driveway and path leading up to a pair of double doors to the side with pitched porch over, giving access to...

Reception Hall

With cornicing, dado rail, picture rail, radiator, panelled door to...

Ground Floor WC

Fitted with a white low level WC, pedestal wash hand basin, radiator, double glazed obscure window to front elevation, picture rail and continuation of quarry tiled floor.

L-Shaped Reception Hall

With obscure leaded and stained double glazed window to side elevation, radiator, coved cornicing, picture rail, dado rail, further radiator, door to rear lobby, staircase rising to first floor and timber flooring.





Living Room (Front)

14'4" into chimney recesses x 17'8" into bay (4.37m into chimney recesses x 5.38m into bay) With double glazed and partially leaded timber framed bay window to front elevation, corncing, dado rail, feature fireplace surround with inset living flame style gas fire, period style radiator.

Sitting Room (Rear)

14'5" into chimney recess x 16'11" (4.39m into chimney recess x 5.16m) With large double glazed and partial leaded window to rear elevation overlooking the garden, corncing, dado rail, feature fireplace surround with inset living flame style gas fire, wooden flooring and double radiator.

Office

9'9" x 12'6" (2.97m x 3.81m) With timber framed partial leaded double glazed window to front elevation, fitted with a comprehensive range of timber cupboards and two desk areas with a variety of cupboards and storage, radiator, coved corncing, down lighter points to ceiling.

Rear Lobby

Serving dining room, door to cellar and part glazed door to kitchen.

Dining Room

11'6" x 14'11" max (3.51m x 4.55m max) With timber framed double glazed window to side elevation, corncing, picture rail, feature fireplace surround and radiator, timber flooring.

Breakfast Kitchen/Family Room

16'6" reducing to 11'9" x 24'11" overall (5.03m reducing to 3.58m x 7.59m overall) Being open plan and yet forming two distinctive areas.

Kitchen Area

Fitted with a range of hand painted timber wall and base cupboards with granite work tops, one and a half bowl under-slung sink unit with drainer grooves to side, mixer tap, free standing two oven ILVE range cooker with

six-point induction hob, island unit with concealed dustbin and door to concealed microwave, further larder style unit concealing fridge with freezer box and larder style pull out drawer unit to side, down lighter points to ceiling, travertine tiled floor with gas under floor heating, double glazed window to side elevation and part glazed double doors to garden.

Breakfast/Family Area

With a range of timber framed double glazed windows overlooking the garden, feature semi angled ceiling lines, down lighter points to ceiling, continuation of flooring, part glazed door to...

Utility/Laundry Room

5'4" x 12'3" (1.63m x 3.73m) With feature semi angled ceiling lines with velux double glazed roof line windows, shaker style wall and base units with wood block working surface and Belfast style sink with mixer tap, space and





plumbing for washing machine, further space for additional appliance, cupboard concealing fridge and freezer, tall store cupboard, timber framed double glazed window to rear elevation, cornice, dado rail, comprehensive range of fitted wardrobes with a variety of hanging, shelved areas and drawers.

Cellar

Approached via stairs from the rear lobby leading down to the main chamber (11' x 13'11" approx) housing Worcester boiler, fuse box and meters.

First Floor Galleried Landing

With mezzanine half landing to rear serving bedrooms three and shower room. Main landing with panelled doors to all first floor accommodation, hatch to large roof space with further potential, subject to the necessary consents and permissions, double radiator, doors to linen cupboard with shelving.

Bedroom One (Rear)

12'6" to front of fitted wardrobes x 16'11" (3.81m to front of fitted wardrobes x 5.16m) With double glazed window to rear elevation, down lighter points to ceiling, cornice, dado rail, comprehensive range of fitted wardrobes with a variety of hanging, shelved areas and drawers.

Bedroom Two (Front)

14'7" into chimney recess x 18' into bay (4.45m into chimney recess x 5.49m into bay) With timber framed double glazed bay window to front elevation, cornice, picture rail and feature period style fireplace.

Bedroom Four (Side)

12'3" x 15' max into chimney recess (3.73m x 4.57m max into chimney recess) With cornice, dado rail, feature period style fireplace, shelving to one chimney recess, double glazed timber framed window to side elevation and radiator.

Bedroom Five (Front)

9'1" x 11' (2.77m x 3.35m) With timber framed double glazed window to front elevation, radiator, dado rail.

Study/Nursery (Side)

6'6" x 6'10" (1.98m x 2.08m) With timber framed double glazed window to side elevation, radiator, dado rail.

Family Bathroom

Fitted with a white suite to comprise; large Duravit double ended bath with central filler and pull-out hand held shower attachment, large walk in shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, contemporary wash hand basin set onto vanity unit with storage below and mono mixer, low level WC with concealed cistern to side, tiled flooring throughout, splash back tiling and chrome radiator towel rail, timber framed double glazed window to front elevation and under floor heating.





Bedroom Three (Rear)

11'6" max x 18'8" (3.51m max x 5.69m) Approached off the rear mezzanine landing, with two timber framed double glazed windows, down lighter points to ceiling, feature period style fireplace.

Shower Room

Fitted with a contemporary white suite to comprise; low level WC, corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, wash hand basin with mono mixer set onto vanity unit with storage below and display shelving to side, two timber framed double glazed windows and radiator, splash back tiling.

Outside Front

To the front of the property is an attractive set paved shaped driveway with brick edged borders laid to herbaceous planting providing off road parking with stone wall to front.

Outside Rear

The rear garden is principally laid to lawn and is a good size for a town centre location. Immediately to the rear of the property, a shaped and landscaped patio area with a combination of paving and set bricks with raised herbaceous borders and formal planting with path extending to gated access to side leading to front. Steps then lead up to the remainder of the garden which is principally laid to lawn with well stocked herbaceous planted borders and a stepping stone pathway leads to the rear to a garage.

Detached Brick Garage

10' x 18' (3.05m x 5.49m) Accessed to the rear off Greatheed Road, with electric roller door, power and light as fitted, personal door to rear with windows to side and rear.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

From the agents offices, continue up Clarendon Place onto Clarendon Square. At the traffic island take the second exit onto Northumberland Road, where the property is located a short distance along on the left hand side.

Northumberland Road

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