







MOSSPAUL CLOSE, MILVERTON

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SALES & LETTINGS

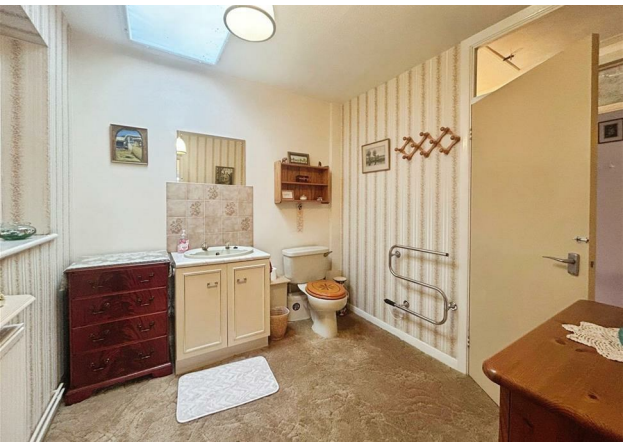

RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VA











A charming two-bedroom detached bungalow situated on Mosspaul Close, one of North Leamington Spa's most sought-after residential locations. This delightful property represents a rare opportunity within this desirable postcode, offering a wonderful balance of comfort, character, and future potential. Positioned within a family-friendly neighbourhood and within easy reach of highly regarded local schools, the home is ideally suited to those seeking a welcoming environment in which to settle and create lasting memories. The well-proportioned accommodation provides generous space for both everyday living and entertaining. A particular highlight of the property is the excellent scope for extension and further modernisation, presenting buyers with the opportunity to enhance and personalise the home to their own tastes and requirements.
Occupying a favourable position within the cul-de-sac, the property enjoys attractive open views from the front across the close. To the rear, the outlook is equally appealing, with allotments directly behind and countryside views stretching into the distance, creating a pleasant sense of privacy and tranquillity.

Entrance Hall

An attractive entrance porch featuring a composite double-glazed front door, exposed brickwork, and a double-glazed window to the front aspect allowing for natural light. A secondary door with obscured glass panelling provides additional security and access leading to a welcoming, fully carpeted entrance hall with ceiling light point and useful storage cupboard and doors leading through to the living room and kitchen/dining area.

Living Room

An extremely spacious and inviting living room featuring a bay-fronted double-glazed window that fills the space with natural light. The room is fully carpeted and benefits from two central heating radiators, ceiling and wall light points, and an attractive stone fireplace with gas fire creating a cosy focal point. Half-glazed double doors open through to the formal dining room, with an additional door providing access to the bedroom accommodation and bathroom.

Kitchen/Diner

Fitted with a range of wall and base units with complementary work surfaces, incorporating a double stainless steel sink with double drainer and mixer tap. The kitchen features a tiled splashback, inset ceiling downlights, a double oven and grill, and a four-ring gas hob, with space provided for a dishwasher and/or fridge freezer. There is a designated area for a dining table, a double-glazed window to the front aspect, and a side door with obscured glazing leading through to the utility area.
The kitchen is in need of modernisation, offering an excellent opportunity for buyers to update and design the space to their own taste.

Utility

A practical utility area accessed via a secondary front entrance, featuring a UPVC door with obscured glazed window. The space is fitted with plumbing for a washing machine, a stainless steel sink with drainer and cupboards below, along with lighting and power. An additional storage area with shelving provides further convenience, and a UPVC door offers direct access to the rear garden.

Dining Room

fully carpeted dining room featuring a central heating radiator and additional storage heater for year-round comfort. Patio doors open onto the rear garden, while skylights and a small obscured side window provide natural light. The room is complemented by both ceiling and wall lighting, creating a warm and inviting space for dining and entertaining.

Family Bathroom

The family bathroom is fitted with a spacious corner bath with mixer tap, low-level flush WC, and a ceramic hand wash basin set within a vanity unit providing useful storage. A heated towel radiator adds comfort, while a built-in cupboard houses the boiler and offers additional storage space.

Bedroom One

Bedroom One is a generous double bedroom, fully carpeted and featuring a central heating radiator and a double glazed window overlooking the rear aspect. The room benefits from fitted sliding wardrobes, a ceiling light point, and a door leading to the en-suite.

Bedroom Two

Bedroom Two is a well-proportioned room featuring a large double glazed window overlooking the rear garden, a central heating radiator, and fitted wardrobes. The space is fully carpeted and finished with spotlight ceiling lighting.



En Suite

A spacious en-suite comprising a Saniflo WC, ceramic hand wash basin set within a vanity unit with tiled splashback, and a central heating radiator. The room is illuminated by a ceiling light point and benefits from a skylight, creating a bright and airy feel.



Garden

The immaculately presented rear garden is mainly laid to lawn with a generous patio area, ideal for outdoor dining and entertaining. Fully enclosed by timber fencing, it features mature trees, shrubs, and well-stocked borders, along with gated side access to the front of the property. The garden enjoys a pleasant outlook backing onto nearby allotments, offering a sense of privacy and greenery.

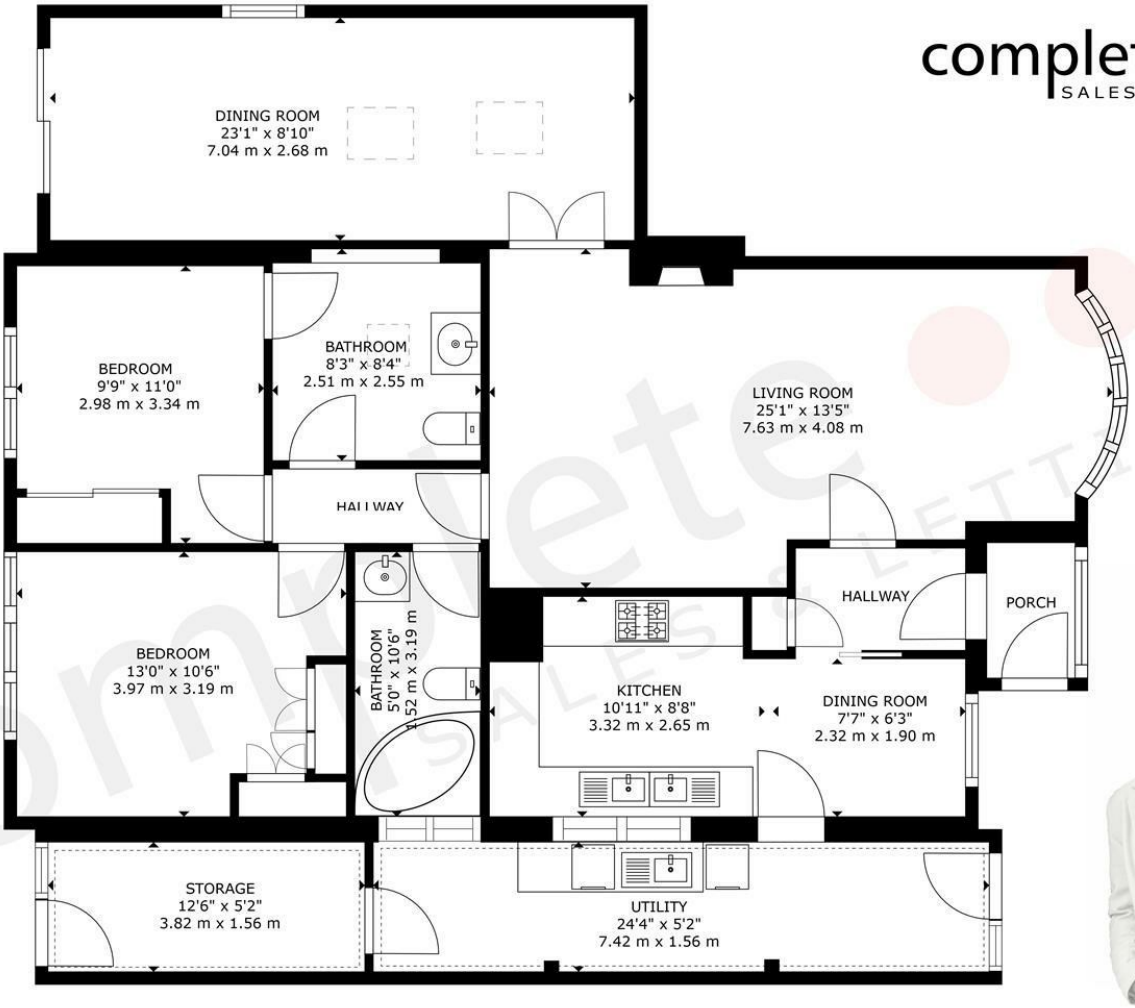
The property has offroad parking for two vehicles.

Location.

Mosspaul Close is located in the Milverton/West Leamington just off Guys Cliffe Road, in a sought after family neighbourhood, approximately a mile North/west of the Royal Spa town centre. The immediate area includes some of the towns special period buildings in nearby Guys Cliffe Road, Rugby Road, Clarendon Crescent and Milverton Crescent. Leamington has a great train station, from which hourly fast trains run to London. The area is convenient for everything Leamington Spa has to offer (including the tennis Club)- there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lines avenues, squares, parks, gardens, a range of excellent private and state schools, such as Brookhurst Primary School and Trinity Catholic School.



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GROSS INTERNAL AREA
FLOOR PLAN: 1,350 sq. ft,125 m²
IZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

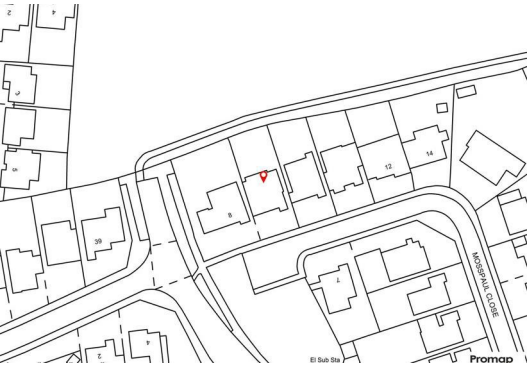




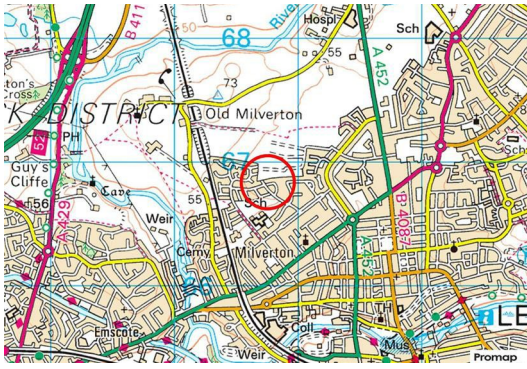




- Detached Bungalow
- Cul-De-Sac
- Two Double Bedrooms
- Lounge & Formal Dining Room
- Driveway & Garage
- North Leamington
- No Chain
- Two Bathrooms
- Kitchen/Dining Room
- Mature Rear Garden

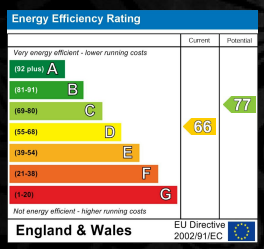






MOSSPAUL CLOSE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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