



## Burman Close, Leamington Spa Offers In The Region Of £500,000

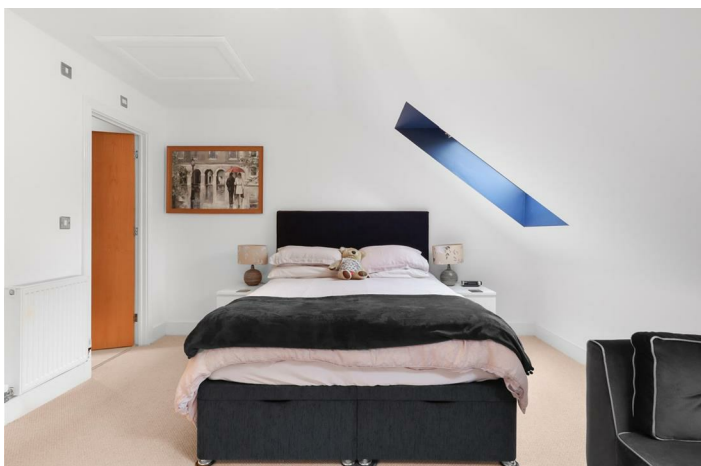
- Quality Four Bedroom Three storey Semi Detached House
- Open Porch And Reception Hall
- Lounge/ Dining Room
- Four Bedrooms Two Ensuites And A Family Bathroom
- Front Driveway Parking And Garage
- Secure gated Central Leamington Location
- Energy Rating C - 79
- Breakfast Kitchen with Appliances
- Attractive Landscaped Manageable Rear Garden
- Warwick District Council - Tax Band E

# Burman Close, Leamington Spa

An attractive modern three storey semi detached townhouse is located within a secure gated development in North Leamington, the property is within the popular Telford Junior school catchment and backs directly onto the grounds of North Leamington School. The accommodation comprises, open porch, entrance hallway, breakfast kitchen with integrated appliances, cloakroom, living /dining room with French doors leading out to the garden. To the first floor there are three double bedrooms with the master bedroom having an refitted en suite shower room and fitted wardrobes and family bathroom. To the second floor there is a spacious double bedroom with Velux style roof windows and fitted storage together with an en suite shower room. Outside there is an attractive landscaped rear garden with two patios and composite decking. To the front is block paving fronting onto a block on three single garages with the one nearest the property being to the property. Internal viewing is advised



Council Tax Band: E



## Approach

Over a paved pathway to a open storm porch with composite front door, outside light and ring door bell into the inset

## Reception Hall

With ceiling light, wall mounted electric isolation unit, unset matting, radiator and cover,smoke alarm, stairs rising to the first floor and door to the

## Cloakroom

With a low level encased w.c, vanity wash hand basin with cupboard below, LED downlighters,ceramic tiling to floor, radiator, extractor fan., wall mounted mirror.

## Kitchen

13'6" x 10'2"

Comprehensively fitted with a range of matching grey and navy blue base and wall units with wood grain effect square edged work surfaces with matching up-stands, carousel and drawer cupboards, granite bowl sink with retractable spray tap, integrated appliances to include Siemens double fan assisted oven and grill, fridge freezer, washing machine, dishwasher, four ring Bosch induction hob with feature splash back and illuminated extractor hood over, ceramic tiling to floor, double glazed window to front, LED downlighters, space for breakfast table, radiator.

## Lounge/ Dining Room

18'4" x 15'9"

With double glazed window to rear with fitted blinds, double glazed door to garden, ceiling light, feature electric fireplace with attractive blue mantle and surround, laminate floor, t.v point, useful under stairs storage cupboard with light also used for additional fridge, two radiators.

## First Floor Landing

With matching banister rail and spindles, ceiling light, smoke alarm, radiator and cover door to

## Bathroom

With a three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below and central mixer tap, shelves bath with mains fed shower over with fitted screen, LED downlighters, extractor fan, white towel rail, fiited mirror.

## Principle Bedroom

12'0" x 10'3"

With double glazed full height window to front with fiited blinds,ceiling light, built in wardrobes to one wall with hanging and shelf, radiator, door to

## Ensuite

With a newly fitted three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below, large walk in shower enclosure with porcelain tiles to floor and walls, opaque double glazed window to front, heated towel rail, LED downlighters, extractor fan.

## Bedroom

14'6" x 8'9"

With double glazed window to rear with fitted window blinds, radiator, ceiling light (currently uses as additional sitting room)

## Bedroom

13'7" x 6'9"

With double glazed window to rear with fitted blackout window blinds, radiator, ceiling light.

## Second Floor Landing

With matching banister rail and spindles, ceiling light, radiator, airing cupboard housing the Vaillant combination boiler servicing the hot water and central heating vented through the loft, door to

## Bedroom

9'4" x 15'9"

With two double glazed Velux windows to rear with fitted black out blinds, built in wardrobes with hanging space and shelving, access to insulated and boarded loft with light, door to

## Ensuite

With a three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below and central mixer tap, walk in shower enclosure with mains fed shower mandatory ceramic tiling to walls, LED downlighters, extractor, ceramic tiled floor, heated towel rail.

## Walk in Storage Room

With fitted light.

## Rear Garden

Fully enclosed by perimeter fencing and nicely landscaped with full width porcelain patio, raided composite timber decked area, inset lawn with railway edged sleeper borders with a variety of shrubs and plants, to the rear of the garden is a mature tree, timber shed and patio with pergola canopy, useful side gated access to the front where there is a inset lawn and low maintenance boarder, driveway for two cars in front of the

## Garage

Good size garage with electric up and over door to front with power and light connected. The garage en bloc is the nearest of the three to the property.

## Tenure

The property is Freehold.

## Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

70 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

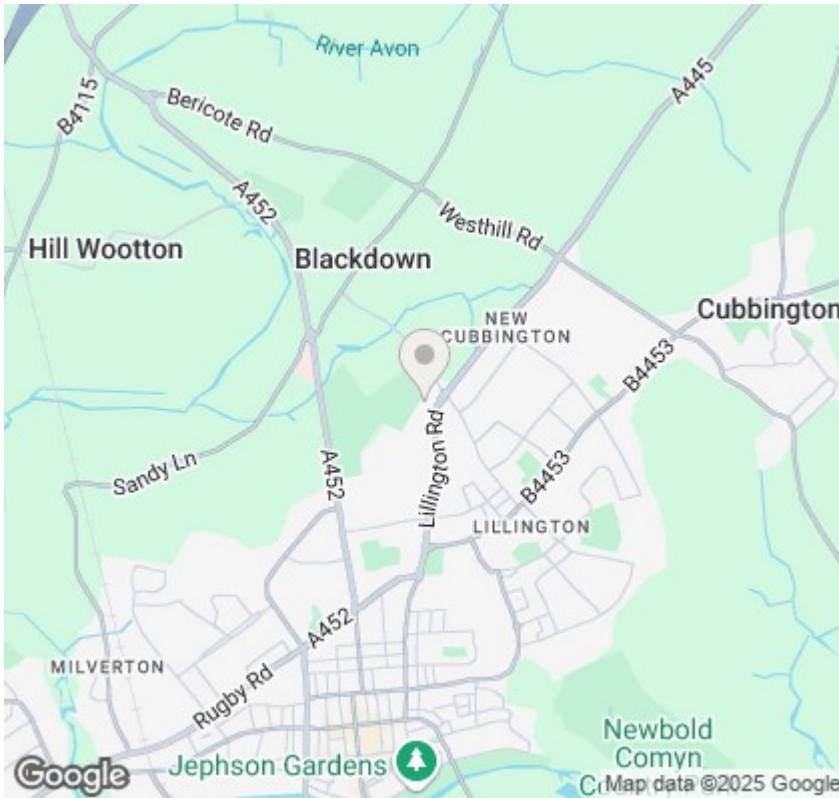
BT

Sky

Virgin

## Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

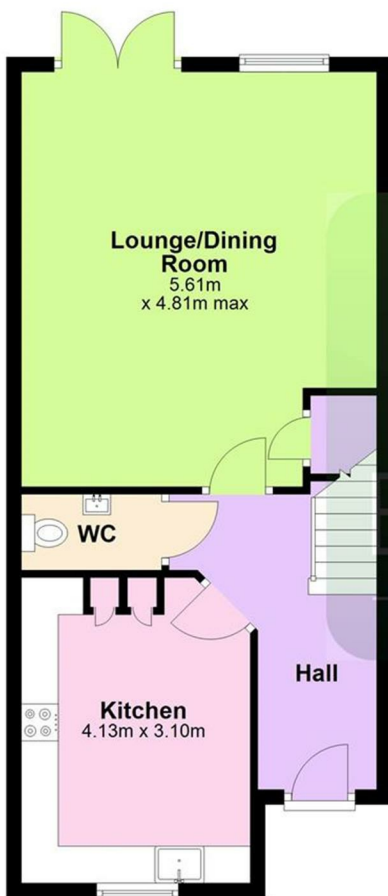
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

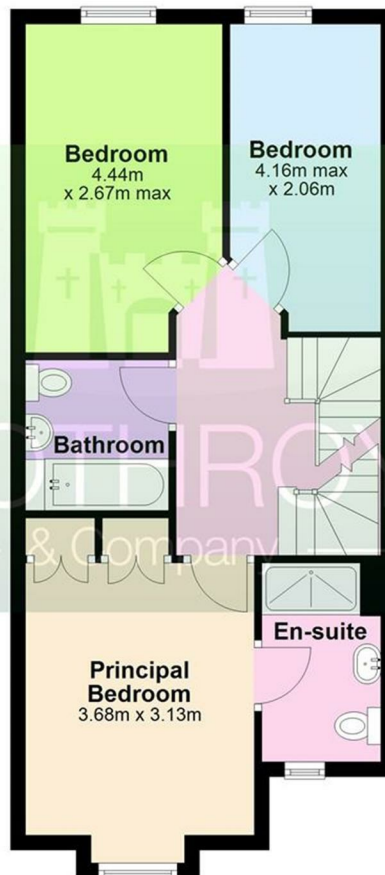
### Ground Floor

Approx. 50.6 sq. metres



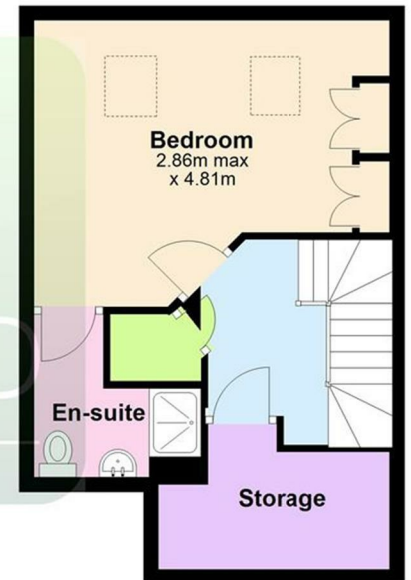
### First Floor

Approx. 51.7 sq. metres



### Second Floor

Approx. 33.4 sq. metres



Total area: approx. 135.7 sq. metres