



MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS



Total area: approx. 160.5 sq. metres (1727.1 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Margetts Limited. Not to be reproduced

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.



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75 Montrose Avenue, Royal Leamington Spa, CV32 7DS

£595,000 Freehold



A seriously impressive mature EXTENDED semi-detached family home, beautifully presented and offering stunning landscape gardens. The property has notably been extended to a high and exacting specification offering stunning open-plan, family/snug/dining, kitchen, ensuite shower room, refurbished throughout! Viewing very warmly recommended. PLEASE WATCH OUR VIDEO TOUR.

- Stunning semi-detached family home • Hugely extended • Built to a high & exacting standard • 4 bedrooms; new ensuite, bathroom & cloaks • Parking for 3 vehicles • Cloakroom inc WC and utility room • Amazing open-plan luxury kitchen/Diner/Family space • Sung area/TV room with wood burner • Further separate living room • Stunning Gardens

ENTRANCE PORCH

Beautiful oak faced door with double glazed matching side windows opens into Storm Porch with shelving, hanging rail, radiator and slate tiled floor. Further glazed door opens into the,

RECEPTION HALL

With slate tiled floor, period style radiator, coved ceiling. Door to under stairs storage cupboard.



FRONT LIVING ROOM

Measures 14.18 m into bay by 3.9 m with double glazed bay window, fire setting with slate hearth and display shelving to either side and wiring for three wall lights. Coved ceiling and tall radiator. Please note the fitted wood burner will be removed upon sale.



REAR FAMILY/LIVING/DINING SPACE

High specification extension providing a very impressive Family/Dining/Kitchen which measures 7.21m x 4.3m and 3.52m x 1.5m with APP controlled wet system under floor heating. Wired with HDMI cabling for ceiling mounted projector TV creating a home cinema with 7:1 surround sound. This stunning and flexible space has 2 double glazed Velux roof lights (with fitted blinds) overhead to the vaulted ceiling together with double glazed sliding bifold doors which open onto the large patio and garden beyond - the perfect family/dining/relaxing/entertaining space.



This stunning kitchen features handmade bespoke Shaker design cupboards in solid wood, painted in contrasting greys with solid oak worktops providing a comprehensive range of units which extend around the room. The double Belfast style sink and mixer tap are positioned to make the most of the garden views. There is an integrated Siemens dishwasher, electric oven and double induction hob as well as recesses for an American style Fridge/Freezer and a Range style cooker with externally vented extractor above.



FAMILY BATHROOM WITH WALK-IN SHOWER

The beautiful family bathroom has cast resin bath, mixer tap, low-level WC, separate tiled double thermostatic shower cubicle with adjustable shower and extractor, wash hand basin with mixer tap. Large tiled areas and porcelain oak effect tiled floor, heated towel rail, down lighters obscured double glazed window. Built-in shelving unit. Wet system underfloor heating. Wall cabinet, with lighting and shaver point.



OUTSIDE - FRONT

To the front of the property, there is a neatly maintained block paved parking area for 3 vehicles, with shrubbery border. Concealed lighting, power point and access to a:

GARAGE

Attached, slim single garage which measures 5.86 m x 2.31 m with solid oak bifold front door, power, lighting, cold water tap and personal door into the rear garden. Mezzanine storage level with Velux roof light.

OUTSIDE REAR

The rear west facing garden is truly a sight to behold! With a large patio area adjoining the property, steps then lead down to a well fenced garden with beautiful shaped lawn with side border stocked with shrubs and plants. This leads to a further vegetable area with raised beds, useful taps and power points. The garden has a LARGE LOG CABIN/WORKSHOP with power and lighting, and further LARGE TIMBER GARDEN SHED. The garden also boasts concealed lighting and fruit trees skilfully formed into Espaliers along a section of the fencing.



GENERAL INFORMATION

The property benefits from CAT 6 cabling to the extension, a 3 Zone heating system controlled by APP, Worcester Bosch boiler with large cylinder for mains pressure hot water, garden irrigation system and complete roof replacement at the time of extension. Please note, under the ESTATE AGENTS ACT of 1979, we inform buyers the sellers are known to Margetts as contractors to both the lettings and sales departments. We believe the property to be freehold. We believe all mains services are included. Please note, due to the extension, we believe the Council Tax might increase for the new ownership.

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and surveys and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

Taking centre stage is the magnificent island unit with seating area, expansive worktop, pan drawers and base units.

Slate tiled floor, down lighters, under unit lighting and wiring for 7:1 speakers (projector and speakers will be removed upon sale).



SNUG AREA

This charming chill-out space enjoys a fitted wood burner bespoke cupboards with solid oak surfaces and shelves to match kitchen.



Inner Hallway area, affectionately referred too by the present owners as "Pickle Alley" features bespoke cupboard with solid oak surfaces and shelves to match kitchen. Space suitable for a wine chiller.



UTILITY ROOM

Measures 2.44 m x 1.66 m with worksurface incorporating a single drainer Franke sink with chefs tap and base units having oak fronted doors beneath, with Bosch integrated washing machine and space for tumble dryer. Double glazed window and double glazed door to the side. Slate tiled floor.

CLOAKROOM

With low-level WC wash hand-basin with cupboard beneath, radiator, obscured double glazed window, and tall storage recess under the stairs. Slate tiled floor.



Staircase from the Reception Hall leads to the first floor landing, Obscured double glazed window.

BEDROOM 1 (REAR)

Measures 4.34 m maximum reducing to 3.26 m x 3.79 m boasting wet system underfloor heating, double glazed window with solid oak sill affording views across the rear garden and roof top view beyond, period style radiator, wiring to wall lights. Ethernet point and pull down ladder gives access to one of the two loft spaces - this one is reinforced.



ENSUITE SHOWER ROOM

With fully tiled shower enclosure with Aqualisa digital shower and wall mounted remote control, low-level WC and wash hand-basin together with electric heated towel rail with timer. Large tiled areas, porcelain oak-effect tiled floor, wet system underfloor heating and obscured double glazed window, mirror with light above, downlighters and extractor.



BEDROOM 2 (FRONT)

Measures 4.4 m into bay by 3.36 m with double glazed bay window and radiator.



BEDROOM 3 (REAR)

Measures 3.76 m x 3.64 m, including wardrobes. Double glazed window affording views over the garden, double panel radiator and a full height, full width range of fitted wardrobes are included in the measurements. Access to main loft space via pull-down ladder.



BEDROOM 4 (FRONT)

Measures 2.17 m maximum (including wardrobe and bulkhead) x 2.4 m. Double glazed window and radiator, fitted shelving, and shelved storage cupboard built-in over the bulkhead.