







Superbly presented 4 bed detached home

25 Highcroft Crescent
Avonside
Leamington Spa
CV32 6BN

MARGETTS
ESTABLISHED 1806

Offers Over £500,000

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A much improved, extended, and superbly presented four bedroom, detached family home, boasting a gorgeous rear orangery with bifold doors opening onto the westerly facing rear garden. The property benefits from additional study, utility room, through lounge dining room and well-appointed kitchen. Priced sensibly and viewings are warmly recommended.

Front door opens into

RECEPTION VESTIBULE
with radiator and staircase rising to the first floor.

CLOAKROOM
with low level WC having concealed cistern, wash hand basin in work surfacing with cupboard beneath and mixer tap, heated towel rail, and obscured double glazed window.

SPECTACULAR THROUGH LOUNGE
18'10" x 12'10"
with double glazed bow window to the front, laminate flooring, two double panel radiators, attractive downlighters, ornate fire setting, and sliding bifold doors through to the

STUNNING ORANGERY
14'0" x 9'2"
with double glazed with opening bifold doors and cathedral style double glazed roof lights, tiled floor and radiator.

From the living room, a square arch opens through to

BEAUTIFUL REFITTED DINING KITCHEN
11'8" x 11'1"
with moulded work surfacing incorporating drainer and matching upstand having inset single bowl sink unit with mixer tap and base units beneath. Space and plumbing for dishwasher. Further work surfacing with basin, and beneath space suitable for a half range cooker. Butcher's blocks style wooden work surfacing/breakfast or dining bar with cupboard beneath. Range of eye-level wall cupboards, cooker hood, door opening to a shelved understairs pantry cupboard. Double glazed door to the side and double glazed window to the rear of the property and single panel central heating radiator.

STUDY/STUDIO/PLAYROOM
11'6" x 7'10"
with double-glazed window to the front and radiator.

UTILITY
7'8" x 4'0"
with plumbing for washing machine, shelving and fitted wall cupboards.

FIRST FLOOR LANDING
with access to the roof space. Off the landing there is an airing cupboard with slatted wood shelving and housing the Worcester combination gas fired central heating boiler.







MASTER BEDROOM - FRONT

13'1" x 8'8"

with double glazed window, radiator, laminate flooring, and door to over stairs storage cupboard.

BEDROOM TWO - REAR

9'2" x 10'0"

with double glazed window affording open and far-reaching views, and radiator.

BEDROOM THREE - FRONT

8'3" max x 8'8" max

with double glazed window to the front, radiator and single door wardrobe.

BEDROOM FOUR - REAR

6'9" x 8'6"

with double glazed rear window again affording attractive views and radiator.









BATHROOM

has a white suite with panelled bath having shower and further rain shower above, fitted with screen, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, tiled floor with matching skirtings and heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a block paved driveway providing parking with front garden to the side having plants and an established tree.

REAR GARDEN

has a terraced deck with patio area and further paved patio to the side with steps leading down to an easy to maintain garden with perimeter borders stocked with shrubs, plants and chippings and enjoys a delightful open aspect and overlooks Rock Mill.

TO THE SIDE OF THE PROPERTY

there is a substantial long timber garden shed providing useful storage.

GENERAL INFORMATION

The property is freehold and all main services are connected.

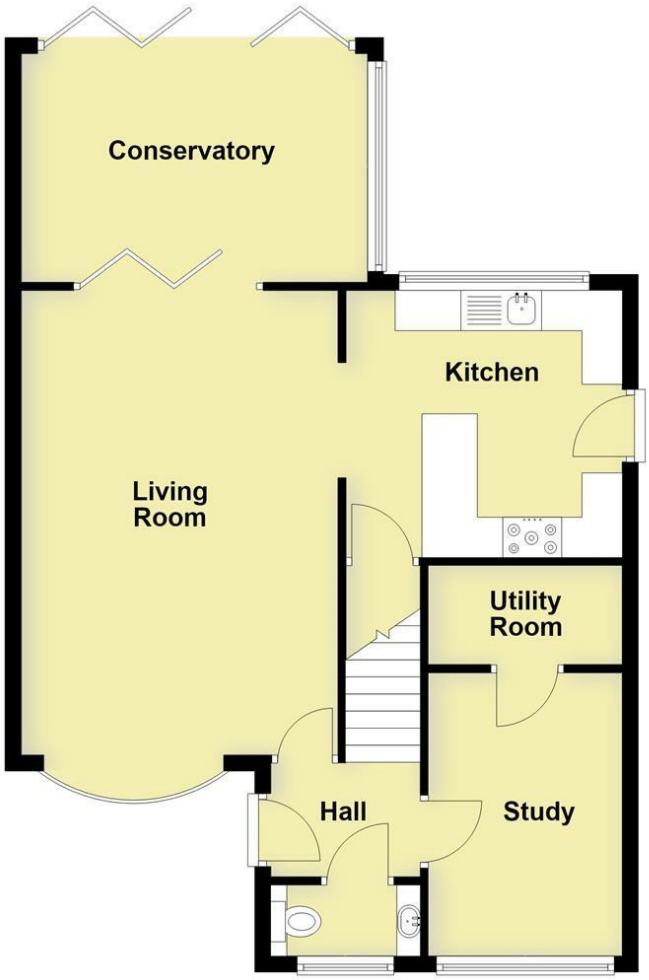


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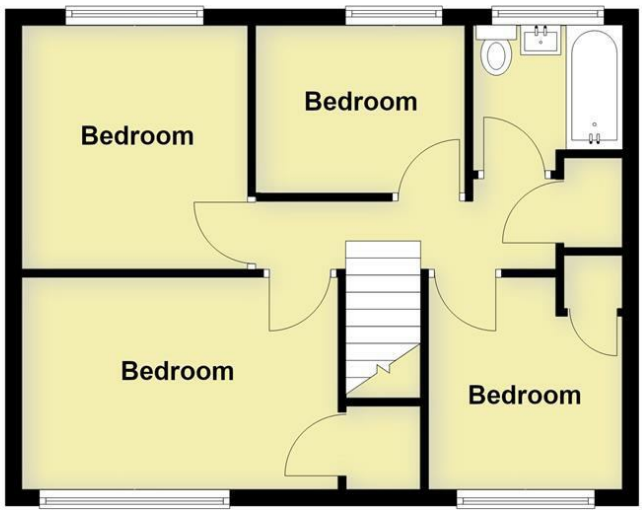
Ground Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



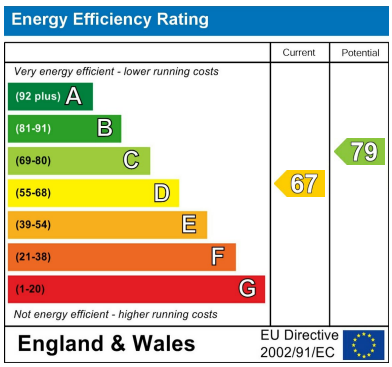
First Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 109.5 sq. metres (1178.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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