

BELVOIR!

Guide Price £310,000



32 Ranelagh Terrace

, Leamington Spa CV31 3BS

Charming Contemporary Elegance in Leamington Spa: A Classic 2-Bed Terraced House.

Nestled in the heart of Leamington Spa, this beautifully curated 2-bedroom terraced house seamlessly blends classic charm with contemporary allure. From its picturesque bay windows to the innovative kitchen extension, every detail of this home has been thoughtfully designed to create a harmonious living space.

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ACCOMMODATION

Interior Design and Layout

Upon entering, the ground floor welcomes you with an airy open-plan layout that maximizes natural light and space. Dual aspect windows flood the area with sunlight, framing views of the quiet street at the front and the serene garden at the rear. The entire ground floor boasts sleek wooden flooring, enhancing the seamless flow from room to room.

Living Space

The sitting and dining area exudes warmth and comfort, centred around a rustic wood burner that invites cozy evenings during colder months. This space serves as a perfect retreat for relaxation or hosting intimate gatherings, with its blend of modern comforts and classic appeal.

Kitchen

The kitchen stands out as the heart of the home, featuring exceptional design elements and functionality. Sleek navy units, both high and low, offer ample storage while complementing the overall aesthetic. An impressive island, complete with a sink and breakfast bar, anchors the room, providing a focal point for culinary endeavours and casual dining alike.

Innovative Kitchen Extension

A sympathetic side return extension adds a contemporary twist to the original structure, showcasing exposed brickwork that adds texture and character. The highlight of this extension is an entirely glass ceiling, flooding the space with natural light and creating a seamless connection to the outdoors. Black-framed panes and a stylish wooden countertop add a modern edge while preserving the charm of the original architecture.

Upstairs Bedrooms and Bathroom

Ascending the stairs, you discover two beautifully appointed bedrooms, each offering unique features. The first bedroom surprises with a mezzanine bed, cleverly utilizing



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		83	
		60	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.