

BELVOIR!

Offers In The Region Of £440,000



71 Parklands Avenue

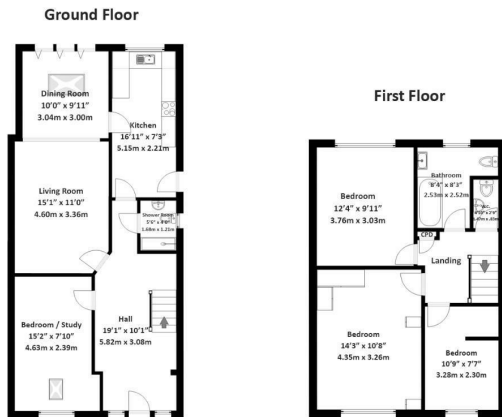
, Leamington Spa CV32 7BE

Welcome to 71 Parklands Avenue, a beautifully renovated family home located in the highly desirable area of Lillington, North Leamington Spa. This impressive property offers a perfect blend of modern luxury and serene countryside living. With stunning, far-reaching views, spacious interiors, and high-end features, this home is ideal for families looking to enjoy the best of both worlds—excellent local amenities, top-rated schools, and the vibrant Leamington Spa town centre, known for its charming café culture, just a short drive or pleasant walk away.

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Total Living Area 116.82 square metres / 1257 square feet



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ACCOMMODATION

Key Features:

- **Welcoming Entrance Hall:** Step into a light-filled, expansive entrance hall that exudes a welcoming ambiance. The staircase invites you upstairs, setting the tone for the spacious and bright interiors throughout the home.
- **Versatile Ground Floor Room:** At the front of the house is a flexible reception room—ideal as a formal sitting room, a study for home working, or a spacious fourth bedroom.
- **Convenient Downstairs WC & Shower:** A practical addition for busy households, the ground floor also includes a shower room with WC, perfect for guests or families with older children.
- **Contemporary Open-Plan Living & Dining:** The heart of the home is the stunning open-plan living and dining area at the rear. This space is flooded with natural light, thanks to the full-width bi-fold doors that open directly onto the garden. The doors come equipped with integral blinds, offering both privacy and a sleek, minimalist design. This large, versatile space is perfect for everyday living and entertaining, seamlessly connecting indoor and outdoor spaces.
- **Well-Equipped Kitchen:** Adjacent to the dining area, the kitchen offers a functional space with ample high and low units, a double oven gas cooker with 4 burner hob and integrated extractor hood above, and easy access to the dining area—making meal preparation and hosting a breeze.
- **Upstairs Accommodation:**
 - **Spacious Bedrooms:** The upper floor offers three well-proportioned bedrooms. Two large double bedrooms provide plenty of space for relaxation, while the third bedroom is perfect for a child's room, guest accommodation, or an additional office space.
 - **Luxurious Family Bathroom with Spa-Like Features:** The family bathroom on this floor is a true retreat. Indulge in the luxury of a Jacuzzi whirlpool bath combined with steam cabinet and personal sauna—all designed to bring a spa-like experience to your home. An additional separate WC on this floor adds further convenience.
- **Additional Features:**
 - **Advanced Tech & Connectivity:** The property is fully wired with ethernet points and media connections throughout the ground floor, perfect for home entertainment or remote working. For electric vehicle owners, a 7kW car charger is already installed, making the home future-ready for eco-friendly living.
 - **Beautifully Landscaped Garden:** The rear garden offers the perfect outdoor escape,



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
		73	84
England & Wales	EU Directive 2002/91/EC		England & Wales

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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.