

BELVOIR!

Guide Price £740,000



41 Clarendon Avenue

, Leamington Spa CV32 4SQ

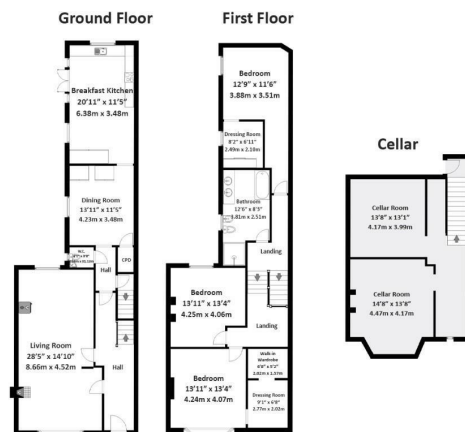
COUNCIL TAX BAND - F. This beautiful Regency-style home, nestled in the heart of North Leamington Spa on one of the town's most sought-after streets, this elegant, terraced property effortlessly blends timeless period charm with modern comforts. Spanning three floors, the home offers spacious, versatile living accommodation, ideal for contemporary living while retaining its historical appeal.

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Total Living Area 238.18 square metres / 2,564 square feet



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ACCOMMODATION

** NO CHAIN **

The ground floor is accessed through a welcoming entrance hall that leads to the principal living areas. The generously proportioned living room is a standout feature, with a large bay window, classic shutters, and two original fireplaces. Natural light floods the room, offering a delightful view of the surrounding street, while period features such as cornicing enhance the room's character. Contemporary spotlight lighting throughout the home accentuates these elegant details while providing modern, low-energy illumination. A conveniently located downstairs WC adds to the practicality of the ground floor.

The separate dining room provides an elegant setting for formal dining and entertaining, combining both comfort and style. At the rear of the property, the breakfast kitchen serves as the heart of the home, featuring charming low farmhouse-style units, open shelving, and crisp white finishes that create a bright, welcoming atmosphere. Dual-aspect windows enhance the room's airy, spacious feel. French doors lead out to a beautifully walled courtyard garden, providing a serene, private retreat—ideal for al fresco dining, relaxation, and enjoying the peaceful surroundings.

On the first floor, the luxurious master bedroom, located at the front of the house, boasts a walk-in wardrobe and a separate dressing room, providing ample storage space. A second well-proportioned bedroom is also located on this floor. The family bathroom is a true highlight, featuring a walk-in shower, a separate bath, double sinks, a toilet, and a bidet—offering a spa-like retreat. A third bedroom, positioned at the rear of the house, benefits from its own dressing room, providing further storage and flexibility.

The property also offers a cellar with two separate rooms, ideal for additional storage or as a utility area, further enhancing the home's versatility.

Externally, the property features a beautifully walled courtyard garden, offering a private, peaceful outdoor space. On-street permit parking is available, adding convenience to this prime location. Situated in the very centre of North Leamington Spa, the property is within walking distance of the town's vibrant amenities, including an array of shops, restaurants, cafes, and excellent transport links, making it a highly

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (12 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 | | |
| 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.