



Watersfield Gardens | Leamington Spa | CV31 INT

Guide price £350,000



KINGSWAY
— ESTATE AGENTS —

Key features

- Planning Permission Granted For A Two Bedroom House
- Generous Open Plan Ground Floor Living
- Three Spacious Bedrooms
- EPC Rating: D

Description

Kingsway Estate Agents are pleased to present this exceptional chance to acquire a three-bedroom home with granted planning permission for the construction of a separate two-bedroom house within the garden.

Full planning details are available via the Warwick District Council website under reference: W/23/0915.

The Current Property:

This stylish property combines modern design with practical living, offering generous and flexible accommodation across two floors.

The ground floor showcases an impressive open-plan layout, including a bright and spacious lounge with stunning canal views, a dining area, and a contemporary kitchen complete with a breakfast bar, integrated appliances, and a separate utility room. Adjacent to the kitchen is a versatile office space featuring a skylight and a convenient downstairs W/C.

The living space flows seamlessly into a light-filled conservatory via sliding patio doors, opening out onto a generous rear garden – ideal for entertaining and enjoying that sought-after indoor/outdoor lifestyle.

Upstairs, you'll find three large, light and airy bedrooms, along with a stylish and modern family bathroom. Throughout the home, you'll appreciate the warmth of wooden flooring and the comfort of recently fitted radiators. The property also comes with a garage, Ideal for parking or extra storage.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Kitchen/Dining Area

10'4" x 18'9"

Living Area

14'8" x 12'6"

Hall

14'8" x 5'10"

Office

11'2" x 9'1"

Utility

11'1" x 5'3"

Conservatory

10'7" x 10'2"

Bedroom One

12'7" x 12'3"







Bedroom Two

12'5" x 10'4"

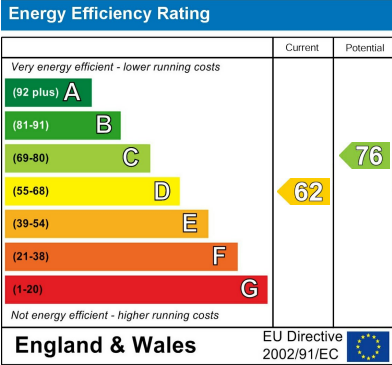
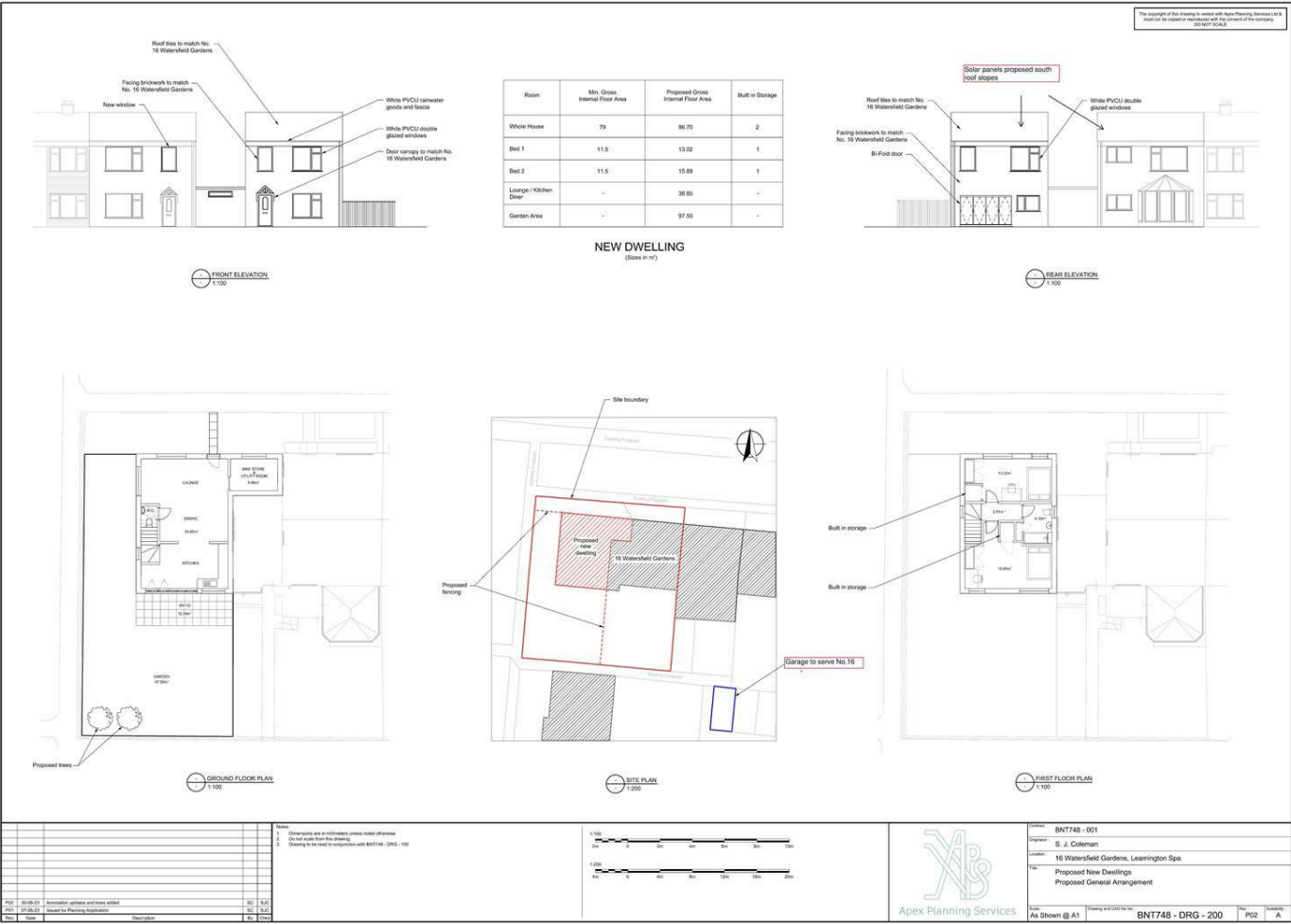
Bedroom Three

9'5" x 8'2"

Bathroom

8'0" x 5'3"

Floor plans



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