

**\*\*\*PERMITTED DEVELOPMENT RIGHTS IN PLACE TO COVERT INTO A 6 BEDROOM PROPERTY\*\*\***  
**PLEASE ENQUIRE WITH BRANCH FOR FURTHER DETAILS.**



**Connells**

De Normanville Avenue  
Leamington Spa





## Property Description

William House is an immaculately presented four bedroom townhouse, set over three floors and positioned in a highly sought after location just a stone's throw away from the town centre.

Built in 2022 by AC Lloyd, this stunning home is ready to move into and still benefits from its NHBC warranty as well as permitted development rights.

Briefly comprising; welcoming entrance hallway, downstairs W/C, spacious lounge and a modern kitchen/diner.

To the first floor there are three good size bedrooms and the main family bathroom whilst the second floor comprises the master bedroom and very useful loft area, which with the permitted developments rights attached to the property, this could be turned into additional room (s) with a velux window (s) installed (further info available in details below)

Externally the property offers a private rear garden and there are two private parking spaces conveyed to William House which are accessed immediately outside of the rear of the garden as soon as stepping outside of the rear garden gate.

## Approach

Via pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to the lounge and downstairs W/C.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, vinyl flooring and a radiator.

## Lounge

18' 9" max x 10' 4" ( 5.71m max x 3.15m )

Spacious, light and airy lounge benefitting from a built-in storage cupboard and comprising a radiator, a double glazed window to front elevation and access to the kitchen/dining room.

## Kitchen/Diner

12' 2" x 17' 5" ( 3.71m x 5.31m )

Fitted with a range of wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, with space for a washing machine and space for a fridge/freezer. Comprising vinyl flooring, a double glazed window to rear elevation and a door leading to the garden.

## First Floor Landing

The stairs lead from the hallway. There is a built-in storage cupboard, a radiator and doors to bedrooms two, three and four as well as the family bathroom. With stairs rising to the second floor.

## Bedroom Two

11' 5" x 17' 6" max ( 3.48m x 5.33m max )

Generously sized double bedroom having a radiator and two double glazed windows to front elevation.

## Bedroom Three

9' 6" x 11' 7" ( 2.90m x 3.53m )

Double bedroom comprising a radiator and a double glazed window to side elevation.

## Bedroom Four

11' 5" x 7' 7" ( 3.48m x 2.31m )

Double bedroom comprising a radiator and a double glazed window to rear elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over and low level WC. Having partly tiled walls, vinyl flooring and a radiator.

## Second Floor Landing

With doors to the storage room and the master bedroom.

## Master Bedroom

16' 1" x 10' 8" ( 4.90m x 3.25m )

Spacious double bedroom having built-in storage, a radiator, a double glazed window to front elevation and a door to;

## En-Suite

Fitted with a three piece suite, comprising a wash hand basin, a shower cubicle and low level WC. Having a shaver point, partly tiled walls, vinyl flooring and a radiator.

## Potential Additional Room

Currently listed as a storage area on the floor plan, however please read below regarding development rights.

Permitted developments are already in place as advised by Warwick District Council, pertaining to creating this into another room/rooms however, any enquires relating to this, need to be satisfied by yourself by contacting Warwick District Council.

## Rear Garden

Low maintenance and beautifully maintained private garden being mainly laid to patio and pebbles, fully fence enclosed with gated rear access.

## Parking

There are two private parking spaces conveyed to William House which are accessed immediately outside of the rear of the garden as soon as stepping outside of the rear garden gate.

## Agent's Note

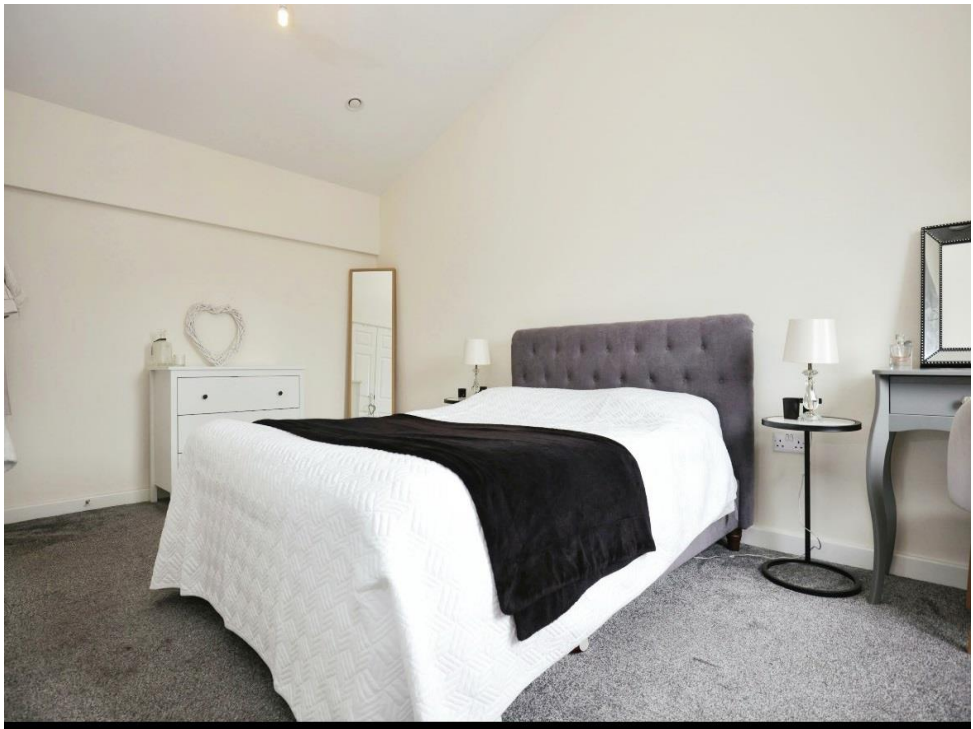
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

## Management Charges

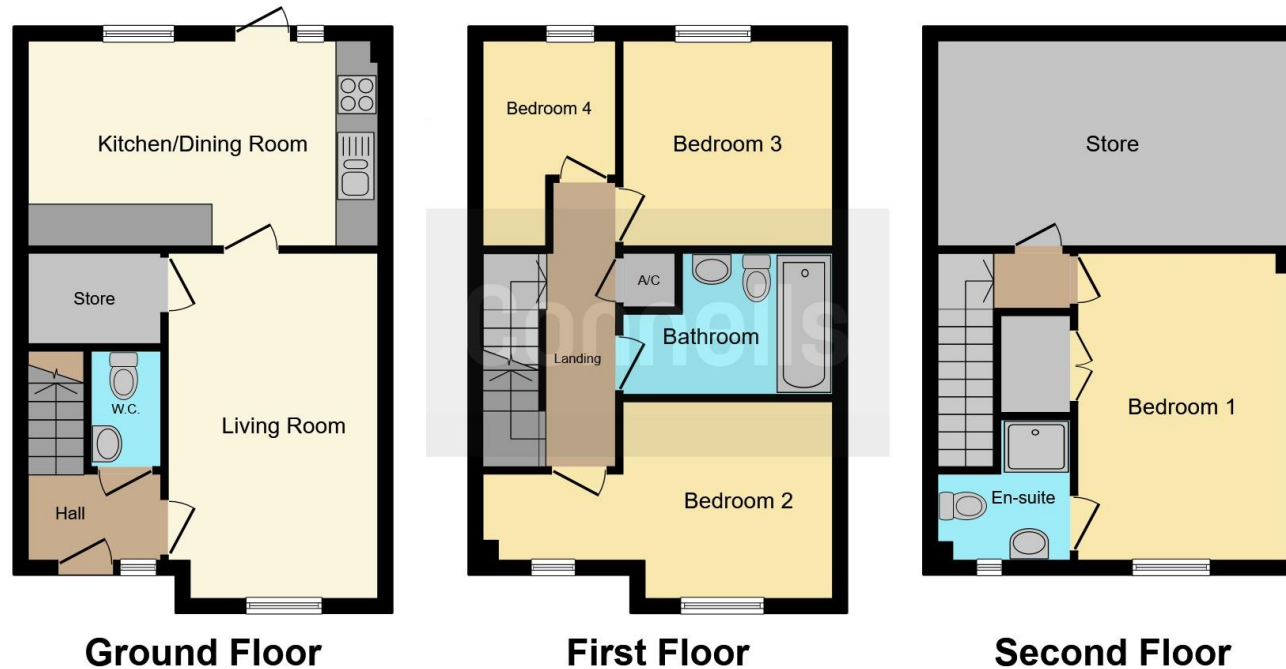
Our seller advises there is a monthly maintenance charge of £7 which is paid towards the grass cutting, hedge cutting and lighting supply for the development.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

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