



53 Wathen Road

Leamington Spa **CV32 5UY**

Guide Price £750,000

53 Wathen Road

Situated within a highly popular North Leamington location, this Victorian end-terraced house is unique in that it is wider and consequently larger than its near neighbours on Wathen Road. The size of the house is immediately apparent upon entering with the accommodation having been much improved to retain much of its original period charm and character coupled with a superb extended kitchen/dining family room at the rear which intercommunicates with the garden via twin dual aspect French doors. The bedrooms are arranged over the upper two storeys with the master bedroom being complemented by en suite facilities, there also being a beautifully appointed period style family bathroom on the first floor. Externally, a larger than average garden to the rear has been re-landscaped to provide excellent outside family space. Overall this is a rare opportunity to purchase an exceptionally well proportioned Victorian residence that successfully combines character with stylish contemporary features.

LOCATION

Wathen Road is a no-through road lying a short distance north of central Leamington Spa and accessed off Lillington Road. This is a highly popular residential location with one of the reasons for its popularity being its proximity to all town centre facilities including Leamington's wide array of shops and independent retailers, parks, bars, restaurants and artisan coffee shops. Additionally there are excellent local road links available out of the town to neighbouring towns and centres along with links to the A46, which links in turn to the M40 motorway. Leamington Spa railway station provides regular commuter rail links to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

ARCHED RECESSED PORCH ENTRANCE

With original entrance door having leaded stained glass inserts opening into-

CLOAKROOM/WC

Having two piece white suite comprising low level WC, corner wash hand basin with tiled splashback and slate tiled flooring.

SPACIOUS RECEPTION HALLWAY

With staircase off ascending to the first floor, exposed floorboards, reproduction period style radiator, picture rail, ceiling cornice and stripped doors giving access to:-

LOUNGE

4.55m x 4.47m (14'11" x 14'8") into bay window.

Being UPVC double glazed with bespoke fitted window shutters, period fireplace housing original cast iron grate with ceramic tiled hearth and allowing for an open fire, exposed floorboards and central heating radiator with feature radiator cover.

DINING ROOM

4.19m x 3.61m (13'9" x 11'10")

With original cast iron fireplace and grate having tiled inserts to either side, exposed floorboards, central heating radiator, picture rail and ceiling cornice and UPVC double doors giving access to the rear garden.

BREAKFAST ROOM

3.00m x 2.54m (9'10" x 8'4")

Which enjoys an open aspect to the kitchen beyond and having recessed brick fireplace, built-in cupboard to one side, exposed floorboards, central heating radiator with radiator cover and through access to:-

FABULOUS EXTENDED KITCHEN/DINING FAMILY ROOM

5.56m x 3.94m (18'3" x 12'11")

The kitchen area having been stylishly re-fitted with a range of high quality units in a white wood grain finish complemented by a central island unit and including an excellent range of storage solutions with cupboards, drawers including pan drawers, racked food storage, coordinating wall cabinets, illuminated display cupboards, composite granite worktops with matching splash plate over a five burner stainless steel gas hob by Samsung with matching filter hood over, integrated dishwasher, together with integrated combination double oven/microwave, undermounted stainless steel sink unit, slate floor tiling throughout the kitchen and dining area, from which dual aspect double glazed French style doors provide an opening and vista through to the rear garden, reproduction period style radiator, together with contemporary vertical radiator, five Velux double glazed roof lights and inset ceiling downlighters.

ON THE FIRST FLOOR

LANDING

With staircase off ascending to the second floor, exposed floorboards and stripped pine doors radiating to:-

MASTER BEDROOM (REAR)

4.19m x 3.30m (13'9" x 10'10")

With cast iron fireplace and grate, exposed floorboards, central heating radiator, UPVC double glazed window to rear and door to:-

EN SUITE SHOWER ROOM

With fully ceramic tiled walls and floor complemented by white fittings comprising low level WC, shaped wall mounted wash hand basin, walk-in shower enclosure with glazed door and fitted shower unit, central heating radiator, chrome towel warmer and original sash window.

BEDROOM TWO (FRONT)

4.47m into bay window x 3.51m (14'8" into bay window x 11'6")

With UPVC double glazed bay window having bespoke window shutters, twin fitted wardrobes to either side of the chimney breast with overhead storage, cast iron fireplace and grate, reproduction period style radiator and exposed floorboards.

BEDROOM THREE (FRONT)

2.74m x 2.13m (9'0" x 7'0")

With UPVC double glazed window having bespoke shutter and central heating radiator.

FAMILY BATHROOM

5.23m x 1.80m (17'2" x 5'11")

Being beautifully appointed in period style with part wainscot panelling to the walls and fittings comprising low level WC, pedestal wash hand basin, roll top period style bath with centre mounted mixer tap and shower attachment, separate walk-in shower enclosure with fitted dual head shower unit, inset ceiling downlighters, ceramic tiled floor and combination radiator/towel warmer.

Features

Victorian End-Terraced House

Larger Than Average Accommodation

Three Reception Rooms

Superb Extended Kitchen/Dining Family Room

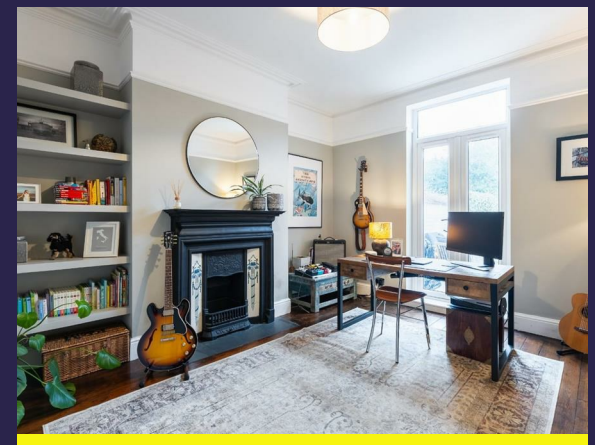
Four Bedrooms

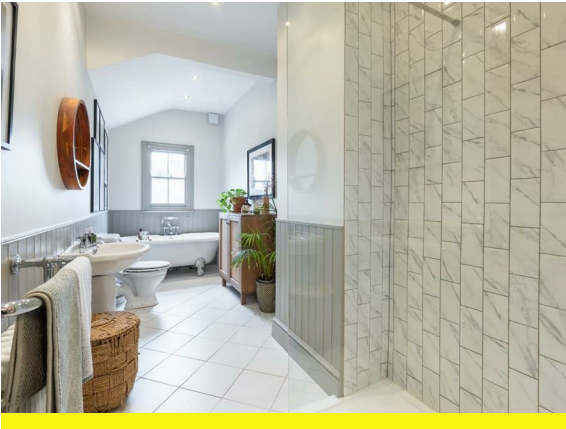
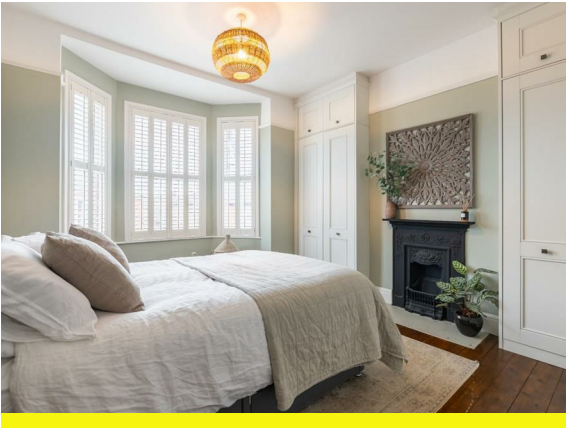
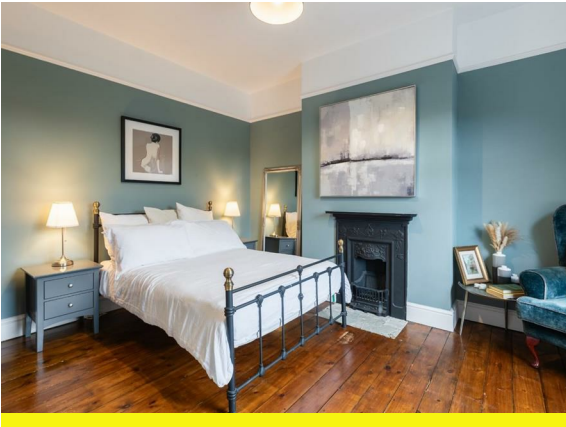
Two Bathrooms

Generous Landscaped Rear Garden

Prime North Leamington Location

Viewing Essential





Floorplan



Total area: approx. 174.7 sq. metres (1880.8 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

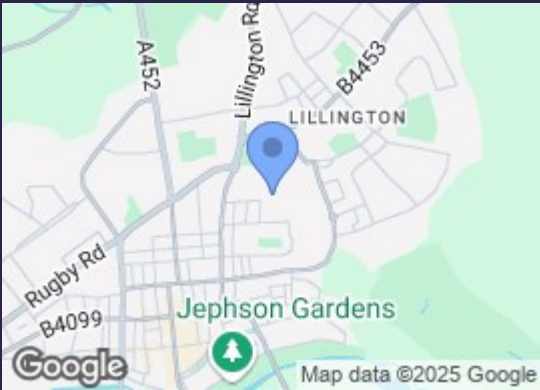
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 