



80 Wathen Road

Leamington Spa CV32 5UZ

Offers Over £585,000



# So Wathen Road

Being offered for sale with the benefit of no onward chain, this substantially extended and enlarged semi-detached home is popularly situated at the end of a cul-de-sac in North Leamington and offers four bedroomed accommodation. One of the most striking features of the accommodation is the large open plan kitchen/living dining room, which extends across the majority of the rear of the house and off which there is also a useful study and ground floor shower room. On the first floor, the four bedrooms are complemented by a large family bathroom which is equipped with period style fittings including a roll top bath, whilst externally the house has the significant advantage of direct access to a garage, along with a well proportioned rear garden. Overall this is a rare opportunity to purchase a four bedroomed family home within walking distance of town centre facilities.

## LOCATION

Wathen Road is a no-through road accessed from Lillington road, a short distance north of central Leamington Spa. The full range of town centre amenities and facilities are easily accessible, including Leamington's wide array of shops and independent retailers, artisan coffee shops, bars, restaurants and parks. There are excellent local road links available to neighbouring towns and major routes, whilst Leamington Spa railway station provides regular commuter rail links to many destinations, notably London and Birmingham.

## ON THE GROUND FLOOR

### ARCHED RECESSED PORCH ENTRANCE

With part panelled entrance door opening into:-

### ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, period style ceramic tiled floor, open understairs area and doors to:-

### LOUNGE

3.61m x 3.76m (11'10" x 12'4")  
- into bay window. The bay being boxed out for storage and with cushioned seat covers over and the window itself being UPVC double glazed, wood fire surround with tiled hearth and open cast iron grate, fitted cupboards and shelving to either side of the chimney breast and central heating radiator.

## SUPERB EXTENDED KITCHEN/LIVING DINING ROOM

6.20m x 5.66m max (20'4" x 18'7" max)

A superbly spacious and flexible open plan room with the kitchen area featuring a range of panelled style units surmounted by solid oak worktops with tiled splashbacks, a comprehensive range of storage cupboards and drawers below including integrated AEG dishwasher, undermounted Belfast style sink and surface mounted mixer tap. Range style gas cooker (which will be included in the sale), cupboard concealing the Ideal gas fired boiler, two central heating radiators, oak laminate flooring throughout, fireplace recess to the dining/living area from where UPVC double glazed French style doors give external access to the rear garden.

### SIDE HALLWAY

Off which a personnel door gives access to the garage, along with through access to:-

### STUDY

2.87m x 2.34m (9'5" x 7'8")

An ideal space for home working which could alternatively be converted to form a utility room and having slate tiled flooring, contemporary vertical radiator, Velux double glazed roof light, UPVC double glazed window and door giving external access to the rear garden.

### SHOWER ROOM

Having been fitted in wet room style with slate tiled flooring and contemporary white fittings comprising low level WC, wash hand basin with mixer tap, walk-in shower space with glazed screen, floor soak-away and dual head shower

unit, ceramic tiled splash areas to the walls, chrome towel warmer/radiator and UPVC double glazed window.

## ON THE FIRST FLOOR

### LANDING

Being of split-level design with large access trap to the roof space which is hinged with retractable loft ladder and doors giving access to:-

### BEDROOM ONE (FRONT)

3.61m x 3.91m max (11'10" x 12'10" max)

- into UPVC double glazed bay window.

With central heating radiator and exposed floorboards.

### BEDROOM TWO (REAR)

4.09m x 3.33m (13'5" x 10'11")

With UPVC double glazed window, central heating radiator, cast iron fireplace with tiled hearth and exposed floorboards.

### BEDROOM THREE (FRONT)

4.50m max x 2.82m max (14'9" max x 9'3" max)

- forming an 'L' shape.

Having two areas suitable for using as a bedroom and dressing room or home study space, and with two UPVC double glazed windows to the front elevation and central heating radiator.

### BEDROOM FOUR (REAR)

2.84m x 2.31m + recess (9'4" x 7'7" + recess)

With UPVC double glazed window, central heating radiator and exposed floorboards.

### BATHROOM

2.87m x 2.18m (9'5" x 7'2")

A spacious family bathroom which is equipped with period style fittings comprising pedestal wash hand basin with mixer tap, high flush WC,

## Features

Extended Semi-Detached House

Impressively Substantial Accommodation

Popular North Leamington Location

Lounge

Excellent Open Plan Kitchen/Living Dining Space

Study and Ground Floor Wet Room

Four Bedrooms

Family Bathroom

Good Rear Garden

Direct Access to Garage









# Floorplan

Internal Living Area 1,313sq ft / 121.98m2 (excluding garage)



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## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### 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.

### Council Tax

Band D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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