



RUGBY ROAD, MILVERTON

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SALES & LETTINGS



“An amazing kitchen diner extension that was completed 2 years ago by the current owners, with all necessary planning permissions and building control compliance. The clever use of glass allows the sunlight to keep the area well lit and the bi-folds really help to bring in the view of the garden. The kitchen is finished with quartz worktops, high-end appliances, underfloor heating and not to mention the feature brick wall!”



A beautifully extended early Victorian townhouse boasting four bedrooms in Milverton, nestled within Leamington's esteemed conservation area. Enjoying proximity to local schools, Victoria Park, and the train station, this residence offers planning permission for a basement conversion. The property features an entrance hall, living room, sitting room, guest WC, and a stunning glass kitchen extension with bi-folding doors. Upstairs, two generously sized double bedrooms and a luxurious four-piece bathroom await. The top floor has two more double bedrooms enjoying roof top views. With planning permission in place for conversion, the basement boasts excellent head height and three chambers. Outside, a landscaped south-east facing garden and walled front garden complete this exquisite home.



It's in the details...

Entrance Hall

Original entrance door that's been painted with curved glazing above that leads into the hall that has rustic oak flooring, panel effect walling, coving, downlights, original doors through to the living room, staircase rising into the first floor open doorway with steps down to the kitchen diner

Living Room

Beautifully decorated with dark feature paintwork, deep skirtings, continuation of the rustic oak flooring with underfloor and fitted alcove cabinets with fitted shelving. There is a cast-iron log burner on tiled hearth with painted timber surround. A uPVC double glazed bay window to the front with modern fitted shutters, there is a picture rail, ceiling rose, coving and modern grey internal glazed doors that lead through to the sitting room.



Sitting Room

With a continuation of the rustic oak flooring, there is a media wall with fitted cabinets and alcove shelving, deep skirting boards, picture rail, ceiling rose and coving. Opening with oak steps that lead down to the dining kitchen.

Kitchen Diner

A beautiful glass extension with bi-folding doors and large double glazed glass window that looks to the garden. The kitchen is a quartz kitchen with a solid timber painted units that include a Neff wireless hide-n-slide oven, Neff triple function Combi grill/oven/microwave and a warming drawer. There is a white quartz centre Island with Neff down-draught induction plate, pan drawers, cabinets, wine fridge, oak shelving and breakfast bar space for three stools. There is a large Rangemaster ceramic two bowl sink with central chrome mixer tap and engraved drainer to both sides. Fitted dishwasher, bin Housing, Housing for an American style fridge freezer, pantry cupboard, large bi-folding coffee station style drinks cabinet. There is a door down to the basement, tiled flooring with underfloor heating, ceiling speaker, downlights, centre Island lighting and a beautiful feature brick wall which has wall lighting. Door to guest WC



Guest WC

With a continuation of the tiled flooring with underfloor heating, floating concealed waste toilet, quartz worktop with fitted vanity storage and a ceramic bowl surface mounted sink with chrome surface mounted mixer tap. There is a feature wallpaper wall, downlight and an extractor.

Mini-Landing

Carpeted mini landing with down-lighting, original door to the family bathroom and door to the utility cupboard which has power and plumbing for a washing machine.

Bathroom

Luxurious bathroom, with luxury vinyl tiled flooring, roll top floor standing bath with floor standing chrome mixer tap with hand-held shower attachment. There's a large walk-in shower enclosure with glass wall, white brick tiling with rainfall style thermostatic shower and handheld shower attachment and boxing. There is a large vanity unit his and her sinks with quartz marble effect work-top and two bowl ceramic sinks with surface mounted mixer taps and plenty of vanity storage below. The bathroom has half height panelling, a uPVC double glazed window, a chrome towel radiator, a toilet, an extractor and downlights.

Landing

Carpeted landing with high-level Vix window, original doors through to the two bedrooms carpet staircase to the second floor with under under stairs storage cupboard.

Bedroom One

Very spacious main bedroom with feature painted wall, high ceilings, ceiling rose, built-in alcove wardrobes, a white traditional three column radiator and a uPVC double glazed bay window. There is a wall of fitted wardrobes that leads to an area with a sink and vanity storage, tiled flooring and a uPVC double glazed window.

Bedroom Two

A double bedroom with coving, radiator and a uPVC double glazed sash window overlooking the garden.

Second Floor Landing





With down-lights, timber doors through to the two bedrooms on this level.

Bedroom Three

Spacious bedroom with painted original fireplace, a uPVC double glaze window, built-in wardrobes and a radiator.

Bedroom Four

A double bedroom with a Velux window with fitted blind, down-lights, fitted wardrobes and a radiator.

Basement

Three chamber basement, (with planning for conversion) high level head height, the gas boiler and a large vaillant hot water tank and the system for the underfloor wet system heating. Electric consumer unit and metres. There is power, lighting and windows to the front elevation.

Rear Garden

A landscaped rear garden with white patio, area of lawn, further white patio with Pergola with trained planting. The garden is retained with brick walling and a timber gate to the rear passage.

Location

A Victorian townhouse in the popular North West area of Leamington called Milverton, which is moments to the town centre of Leamington Spa. Situated in the sought-after conservation area, walking distance from the train station. Leamington Spa is famous for its Jephson's Gardens on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high-street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, such as Brookhurst Primary School, Trinity School, Milverton Primary and great private schools notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa train station is around a 15-minute walk, (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).



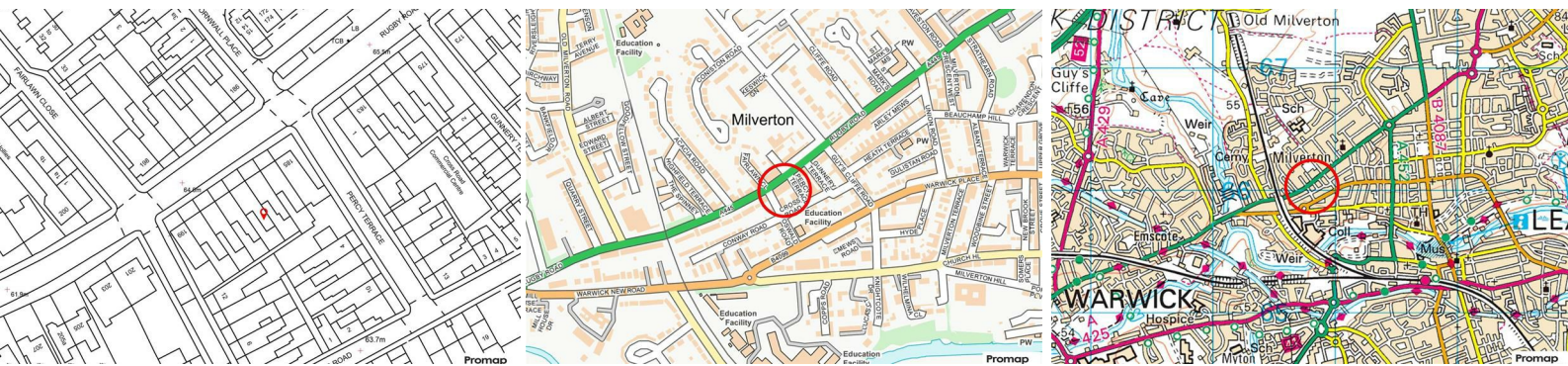
GROSS INTERNAL AREA
 FLOOR 1 47.7 m² (514 sq.ft.) FLOOR 2 85.4 m² (920 sq.ft.) FLOOR 3 65.5 m² (705 sq.ft.)
 FLOOR 4 34.7 m² (373 sq.ft.)
 EXCLUDED AREAS : PATIO 12.0 m² (129 sq.ft.)
 TOTAL : 233.4 m² (2,512 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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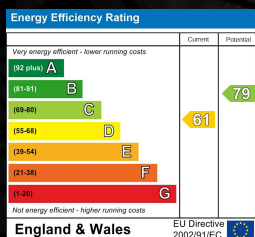


- A Early Victorian Townhouse
- Planning For A Basement Conversion
- Two Reception Rooms
- Glass Kitchen Diner Extension
- Luxury Bathroom
- Four Double Bedrooms
- Over Four Floors
- Walking To Town & Station
- Guest WC
- Good Local Schools



RUGBY ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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