



ACACIA ROAD, MILVERTON

complete ●●●
SALES & LETTINGS





A beautiful 1937 double-storey extended semi-detached in a very sought-after tree-lined cul-de-sac in Milverton. This home is aimed at the growing family and comprises; an entrance hall, two size reception rooms, a guest WC, a family kitchen diner with a stylish oak painted 'in frame' luxury kitchen, triple glazed conservatory with underfloor heating, five bedrooms, en-suite to the principal bedroom and there is a family bathroom. There is a block paved drive to the front for parking 2-3 cars. There is a garage and a landscaped rear garden. Well positioned for local schools such as Milverton, Brookhurst and Trinity. It is around a 20-minute walk into town, the train station and the beautiful local parks.



It's in the details...

Entrance Hall

An attractive painted timber door leads into the entrance hall, which has two uPVC double glazed windows to the front, a door matt with timber effect laminate flooring, a staircase leads to the first floor, with 1930's painted doors through to the living room, sitting room, downstairs WC and the family kitchen diner.

Guest WC

Fitted with a small hand sink with antique style taps, a tiled splash-back, an extractor, a radiator, a toilet and a down-light.



Sitting Room

High ceilings, coving, a picture rail, a ceiling rose, central open fireplace with marble hearth and back plate, with painted timber surround. There is a uPVC double glazed bay window to the front with modern fitted shutters, two wall lights and a radiator.

Living Room

A fireplace with timber effect surround, tiled hearth and attractive inset tiling. There is coving, high ceilings, timber effect laminate flooring and a uPVC double glazed window looking through to the conservatory. Internal glazed French doors through to the family kitchen diner.

Family Kitchen Diner

With a continuation of the timber effect laminate flooring into the large open space that has plenty of space for a large dining table, there is high-quality dove grey 'in frame' oak-painted kitchen, with antique effect pewter handles and drawer knobs. There are lovely oak worktops with a one-and-a-half bowl porcelain Villeroy & Boch sink with a chrome mixer tap. There is a quartz-fitted centre island, with a breakfast bar for two chairs, chrome plug sockets and a fitted under-counter fridge and freezer. There's also a fitted dishwasher and housing for a washing machine. There are glazed display cabinets as well as curved corner cabinets, under counter lighting, space and plumbing for a gas range style cooker with tiled splash-back and extractor over. There is a uPVC double glazed window looking down the garden, there is down-lighting, ceiling lighting, two double radiators and a door through to the garage. There is a square opening through to the conservatory.



Conservatory

With anthracite-coloured triple-glazed uPVC bi-folding doors and anthracite aluminium and triple-glazed roof. There is porcelain tiled flooring with an electric system underfloor heating and electrics.

Landing

Carpeted landing which is split into two landings - the original part has 1930s doors to the three bedrooms and family bathroom. The other side has two further bedrooms and a storage cupboard.

Bedroom One

A very spacious main bedroom with feature wallpapered wall, an original fireplace, a radiator, door to en-suite. UPVC glazed bay window overlooking the rear garden.

En-Suite

Half tiled en-suite, which has slate tiled flooring, an extractor, down-lights, a uPVC double glazed window, a radiator, a pedestal hand wash basin, a toilet, glass shower enclosure with mains thermostatic shower. There is a high level glass blocked window to the family bathroom.

Bedroom Two

A spacious double bedroom with original fireplace, picture rail, two alcove fitted wardrobes,





radiator and a uPVC double glazed bay window to the front.

Bedroom Three

Very spacious double bedroom with uPVC double glazed windows to two elevations, there is a radiator and ample space for wardrobes and drawers.

Bedroom Four

A double bedroom with a uPVC double glazed window to the front elevation and there is a radiator.

Bedroom Five/Study

Single bedroom with picture rail, radiator and a uPVC double glazed window to the front.

Rear Garden

Black slate tiled flooring, an area of lawn with very mature planted borders that are stocked with planting, flowers, evergreen and small trees. There is a raised terrace area at the back, with a pergola and is perfect for barbecues & entertaining families. Timber shed.

Garage

With an electric roller door, power, lighting and an internal door through to the family kitchen diner.

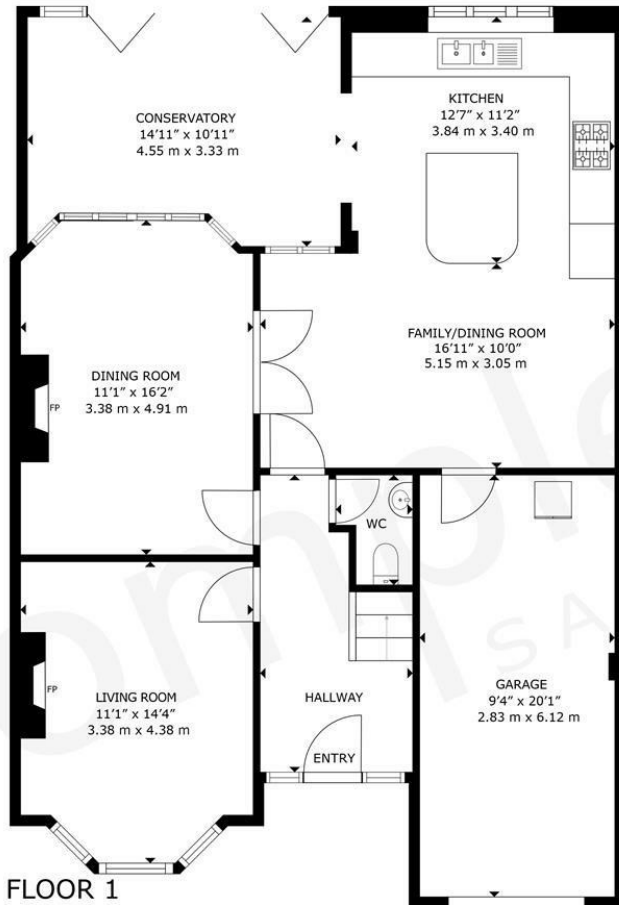
Drive

Block pave drive for parking 2-3 vehicles.

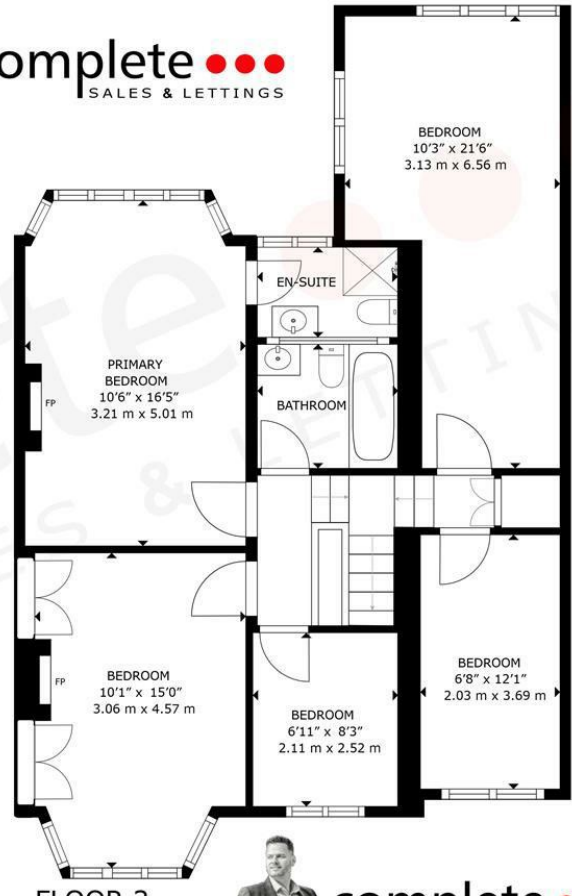
Location

A Victorian townhouse in the popular North West area of Leamington called Milverton which is moments from 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





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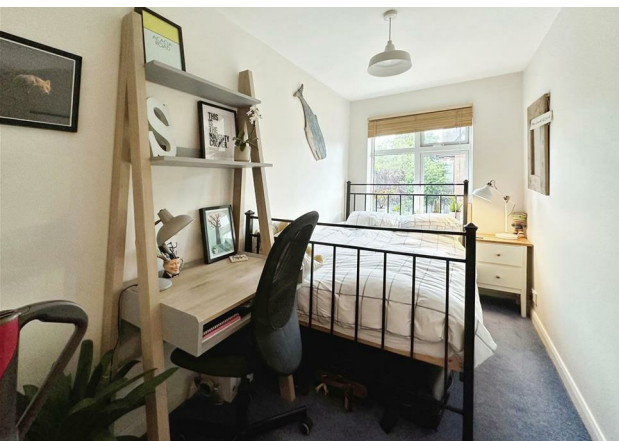


GROSS INTERNAL AREA
 FLOOR 1: 919 sq. ft, 85 m², FLOOR 2: 817 sq. ft, 76 m²
 EXCLUDED AREA: GARAGE: 187 sq. ft, 17 m²
TOTAL: 1,736 sq. ft, 161 m²

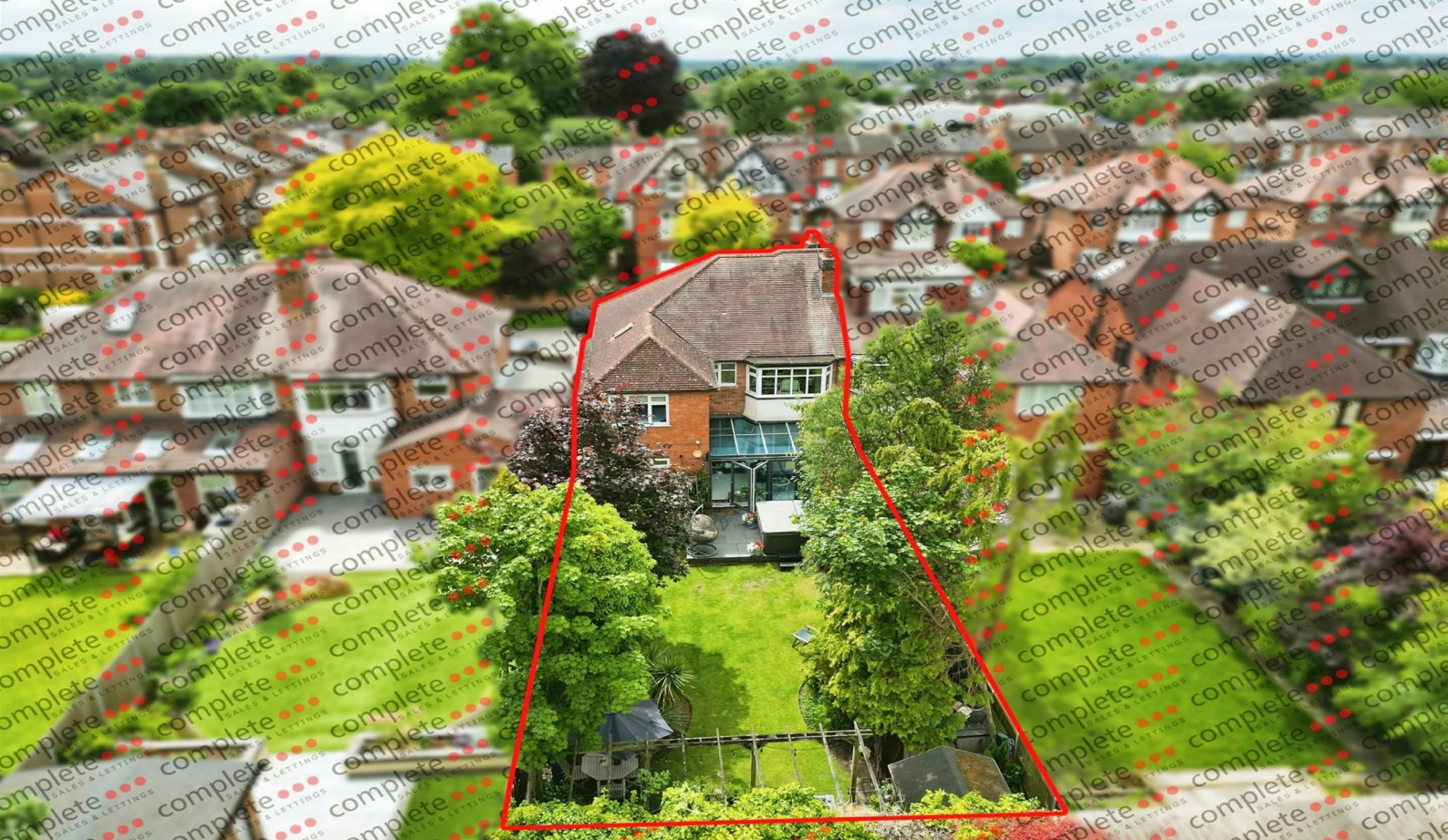


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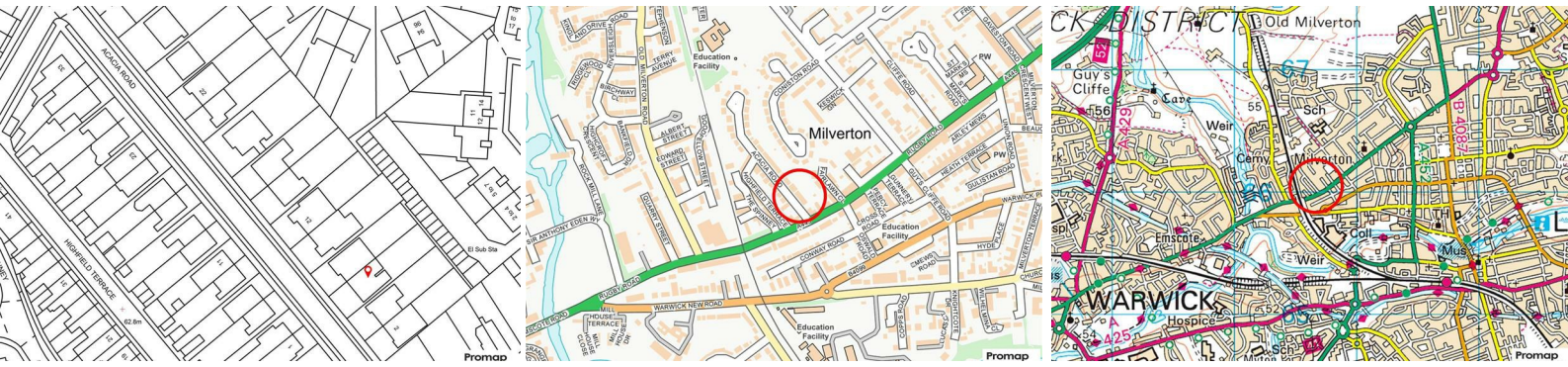
Brian Williams
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 The Leamington Property Expert



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 is 2.5 miles, Warwick Parkway Station is 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).

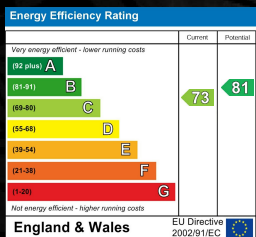


- A 1937 Semi-Detached
- Five Bedrooms
- Triple Glazed Bi-Folds & Conservatory
- Painted Oak In Frame Kitchen
- Garage & Parking
- Extended
- Two Bathrooms
- Milverton- North West Leamington
- Two Reception Rooms
- Good Local Schools



ACACIA ROAD, LEAMINGTON SPA

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



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