



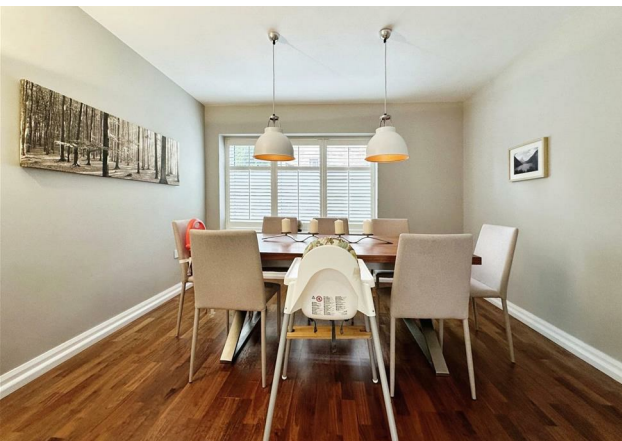
GREATHEED ROAD, NORTH LEAMINGTON

complete ●●●  
SALES & LETTINGS









A very stylish and contemporary detached home in the trendy & sought-after North Leamington. The property is a unique one-off build, completed in 2007, close to Milverton Primary School and Northumberland Road. The property comprises an open-plan living space with a central island fitted kitchen with underfloor heating, open to the dining room with under-floor heating and steps up to the large living room with under-floor heating. There is a utility, guest WC, four spacious bedrooms upstairs, the main bedroom has a vaulted ceiling, with a dressing area and en-suite. There is a re-fitted bathroom, a low maintenance walled rear garden and gated private parking. The wonderful home is just moments walk to good schools, the town centre, beautiful parks and the train station.

It's in the details...

#### Open Plan Living

With a feature solid oak door that leads into the open plan kitchen area with matching full-height windows with built-in blinds. There is a stone effect beige tiling in the kitchen area with underfloor heating. There is a white gloss fitted kitchen with large chrome handles and solid timber worktops which includes a one-and-a-half bowl stainless steel sink with a mixer tap. With fitted Bosch dishwasher, pull-out bin store, a double AEG oven and a large pull-out racking. There is a solid timber centre island with a breakfast bar, frosted display cabinets, further white gloss cupboards, pull-out condiment racks, a fitted microwave and an AEG induction hob with an extractor over. There is further built-in large cupboards and another built-in unit with a large AEG wine fridge. There is housing for an American-style large fridge freezer, downlighting and a beautiful glass staircase that leads to the first floor. There is a pocket door through to the guest WC and utility. Large square opening through to the dining area, and steps lead up through a large opening to the living room.

#### Guest WC

Continuation of the beige stone effect tile flooring, there is a squared ceramic sink with mixer tap and vanity storage, a toilet, high-level storage cupboards and a timber double glazed window and door through to the utility.

#### Utility

Tiled flooring, timber worktop with single bowl sink with drainer and mixer tap, white gloss cupboards, consumer unit, shelving, space and plumbing for washing machine and there is the Worcester gas-fired boiler.

#### Living Room

Very spacious living room with engineered timber flooring, a feature living log effect gas fireplace with a stone style surround, built-in cabinets, wall lighting, two ceiling light points, two timber double glazed windows and timber double glazed French doors with matching side windows to the garden. Underfloor heating.

#### Dining Room

Fitted with timber effect laminate flooring, there is a large timber double glazed window with modern fitted shutters, chrome sockets and switches, two drop lights and underfloor heating.

#### Landing

Spacious landing with conservation Velux windows, painted balustrade with modern glass panels, a radiator, down-lights, and veneer oak doors through to the four bedrooms and the family bathroom. Engineered rustic oak flooring.

#### Bedroom One

Grand main bedroom with vaulted ceiling with painted timbers, engineered oak flooring, three timber double glazed windows, two radiators, wall lights, open doorway through to a dressing area with the door through to the en-suite.

#### En-Suite

Stylish en-suite with a huge sink with two mixer taps and vanity drawers, large quadrant shower enclosure with mains rainfall thermostatic shower with handheld attachment. There is tiling to two walls, downlights, a wall light, an electric shaver point, a tiled floor, a chrome towel radiator, a toilet, an extractor fan and a timber double glazed window.

#### Bedroom Two

A spacious bedroom that has a timber double glazed window, wall lighting, feature wallpapered wall, a radiator and a large loft hatch with a ladder to the boarded loft.

#### Bedroom Three





We have a timber double glazed window to the front and a radiator.

#### Bedroom Four

With a timber double glazed window overlooking the rear garden and there is a radiator.

#### Bathroom

A beautifully presented bathroom with a p-shaped bath with a curved shower screen, rainfall thermostatic shower with handheld attachment, floating hand basin with a chrome mixer tap and vanity drawers, tiled splash-backs, electric shaver point, a toilet, a chrome towel radiator extractor, down-lighting, conservation Velux window and a timber double glazed window with a large useful shelf.

#### Rear Garden

The garden is very low maintenance with a large slate terrace, raised timber bedding areas with plenty of evergreen planting, there is a lovely perimeter brick wall with lighting. A side area with timber-built storage, bin store and timber gates to the parking area.

#### Front & Parking

A private shared drive leads to the gates which leads to the block paved drive parking car with gates through the garden.

#### Location

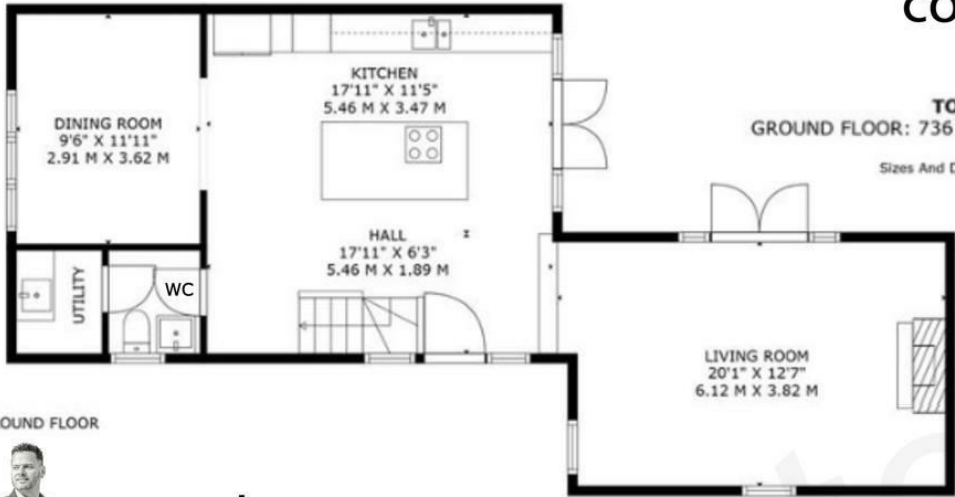
Approached via Rugby Road, Greathead Road forms a striking road of period homes set on a beautifully tree-lined road, close to the Leamington tennis club and Northumberland Road. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, coffee houses, bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, beautiful parks & gardens, and range of excellent private and state schools with Milverton Primary, Brookhurst Primary, and Trinity Catholic School within walking distance, as well as catchment for North Leamington School. The A46 is approximately three miles from the





TOTAL: 1472 sq. ft, 136 m2  
GROUND FLOOR: 736 sq. ft, 68 m2, FIRST FLOOR: 736 sq. ft, 68 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



Brian Williams  
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The Leamington Property Expert



property and is close to excellent transport links, providing links to the heart of the Midland motorway network. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham and a wide range of further towns and is positioned 1.3 km from the property.



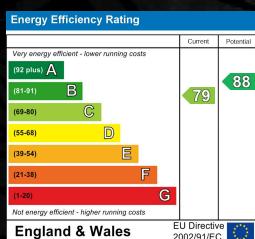


- Unique Detached Built 2007
- Open Plan Style Living
- Gated Off Street Parking
- Walled Low Maintenance Garden
- Conservation North Leamington
- Four Bedrooms
- Fabulous Centre Island Kitchen
- Two Bathrooms, Guest WC & Utility
- Large Living Room
- Stylish Throughout



## GREATHEED ROAD, LEAMINGTON SPA

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



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