



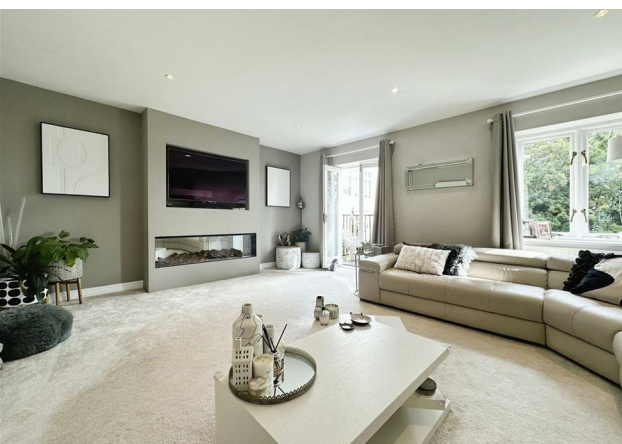
WILHELMINA CLOSE, TOWN CENTRE

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SALES & LETTINGS









This exceptionally elegant and meticulously upgraded three-story townhouse offers an expansive 1800 sqft of luxurious living space, making it a perfect family home. Situated in a tranquil setting overlooking a beautifully maintained communal green with mature trees, this property is just moments from the vibrant town centre and picturesque parks. The home features a welcoming entrance hall, a cosy sitting room, and a stunning centre island kitchen with bi-folding doors, accompanied by a utility room, a butler's pantry and a guest WC. The four generously sized double bedrooms include two re-fitted, luxurious en-suites, complemented by a family bathroom. Outside, you'll find a low-maintenance landscaped rear garden, a charming front garden, and off-road parking for two cars side-by-side at the rear.

It's in the details...

#### Hallway

A timber and glazed entrance door leads into the wide hallway which has a carpeted staircase leading to the first floor, a white two-column radiator, down-lights, painted fire doors through to the sitting room, the guest WC and kitchen diner.

#### Guest WC

A round sink with a mixer tap, tiled splash-back, two-column mini white radiator, a toilet, an extractor, down-lights and patterned tiled flooring.

#### Sitting Room

A square spacious room is decorated in neutral tones and has a uPVC double glazed window to the front elevation. A radiator and down-lights.

#### Kitchen Diner

A stylish handleless fitted symphony kitchen with a beautiful glass centre Island, a darker grey finish with plenty of deep pan drawers a wonderful AEG induction hob, a fitted wine fridge and a glass edge breakfast bar. The wall-fitted kitchen is fitted with an AEG fitted oven, with a plate warming drawer and a Neff fitted microwave combination oven. The Glass worktop has an engraved drainer with a Franke black composite sunken 1 & 1/2 bowl sink with a surface-mounted Quooker instant boiling water tap. A fitted Bosch integrated dishwasher, a fitted fridge freezer. There is a black glass splashback, grey polish tiled flooring, wall-mounted TV point, down-lighting, pendant drop lighting over the centre island and cabinet up lighting to the wall-fitted units. There is a tall grey radiator and also a grey aluminium double glazed bi-folding doors to the landscaped garden. There is a door through to the utility.

#### Utility

With a continuation of the polished grey tiled flooring and also the units matching to the kitchen with handleless gloss grey high and low level units, with a large cloak storage cupboard and a integrated AEG washing machine, down-lights, extractor and thermostat.

#### First Floor Landing

A carpeted first-floor landing, which has a radiator, another staircase leading to the second-floor fire doors through the living room, bedroom one and the Butlers pantry.

#### Living Room

A huge full-width living room which is really well decorated with neutral tones, down-lighting, a media wall with TV points and a beautiful electric flame effect fire from Regency fires. There are timber double glazed Juliet doors leading to the balcony with a beautiful view of the communal garden and trees.

#### Butlers Pantry

A small kitchenette with storage cupboards, an under-counter fridge, a fitted worktop with 1 & 1/2 bowl sink with drainer and mixer tap. Tiled splash-back, useful shelf, a radiator, downlights and an extractor.

#### Bedroom One

A full-width bedroom which has been stylishly decorated, with neutral tones and a feature wallpapered wall. There are fitted wardrobes and a set of timber double glazed Juliet doors with railings overlooking the garden. Door to the en-suite.

#### En-Suite

A stylishly fitted shower room with a low prime file shower tray and glass sliding screens, rainfall thermostatic shower with handheld shower touch. There's a floating vanity drawer unit with a worktop and rocker bowl-style sink with a surface-mounted mixer tap. There was a toilet, chrome towel radiator, downlights, extractor and Grey tiling to all walls with feature tiling to the shower.

#### Second Floor Landing

A spacious second floor landing which is well decorated with a large loft hatch with a ladder to the boarded loft. Painted fire doors through to three bedrooms, bathroom and airing cupboard with a hot water tank and shelving.

#### Bedroom Two

A huge full-width bedroom which is neutrally decorated, a feature wallpaper wall, two large Velux





windows with a great view of the communal gardens. There is a wall of modern fitted wardrobes, dimmable downlights and door to the en-suite.

#### En-Suite

A beautifully refitted modern en-suite with a large low profile shower tray which has glass sliding doors, a rainfall thermostatic shower with handheld attachment, a floating vanity drawer unit, with quartz worktop and a surface mounted bowl sink and also a surface mounted mono block mixer tap. A large LED fitted mirror, a toilet, a chrome towel radiator, down-lights, an extractor and stylish modern tiling to the floor and walls, with feature tiling to the shower.

#### Bedroom Three

A double bedroom having children's themed walls and a large Velux window with green tree views. There is a radiator and plenty of space for bedroom furniture.

#### Bedroom Four

A double bedroom with children's themed wallpaper, a large Velux window with tree views and there is a radiator.

#### Rear Garden

A low maintenance stylish landscaped garden with a porcelain-style tiled terrace. White block rendered raised bedding, attractive brick wall to the rear with slatted fencing to both sides and timber gate through to the parking.

#### Parking

Two parking spaces side-by-side with a gate through to the rear garden.

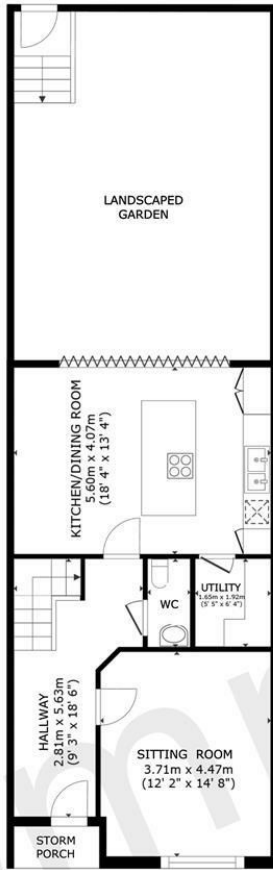
#### Location

Wilhelmina Close lies off Warwick New Road, a leafy & green location set back from the Road down a private shared drive. A short distance West of central Leamington Spa and within comfortable walking distance of the town centre's wide array of beautiful parks, shops, independent retailers, bars and restaurants and artisan coffee shops. Good local road and communication links are available to neighbouring towns and centres along with the Midland motorway network with Leamington Spa railway station, which is within walking distance and provides regular commuter rail links to numerous destinations, notably London and Birmingham.



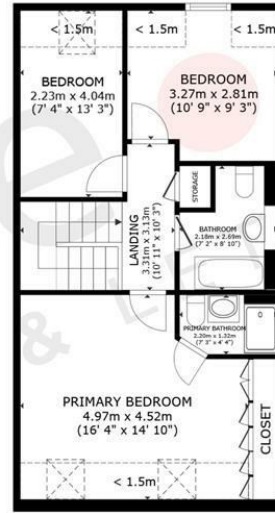
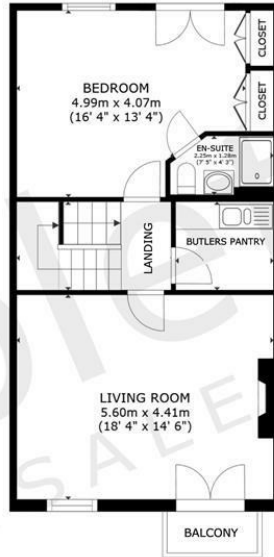


TWO PARKING SPACES



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Brian Williams  
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The Leamington Property Expert



GROSS INTERNAL AREA  
 FLOOR 1 57.9 m<sup>2</sup> (624 sq.ft.) FLOOR 2 59.7 m<sup>2</sup> (642 sq.ft.) FLOOR 3 52.1 m<sup>2</sup> (561 sq.ft.)  
 EXCLUDED AREAS : PATIO 42.5 m<sup>2</sup> (457 sq.ft.) VERANDA 1.7 m<sup>2</sup> (18 sq.ft.) BALCONY 2.0 m<sup>2</sup>  
 (21 sq.ft.) REDUCED HEADROOM 7.6 m<sup>2</sup> (82 sq.ft.)  
 TOTAL : 169.7 m<sup>2</sup> (1,827 sq.ft.)

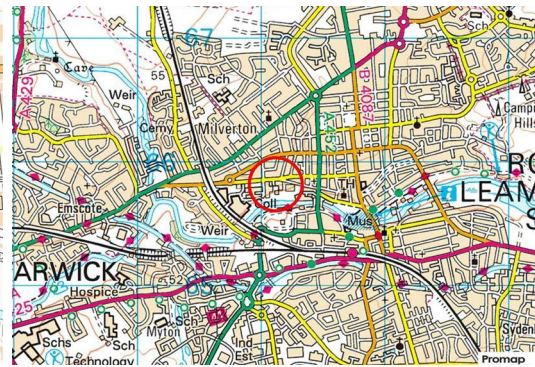
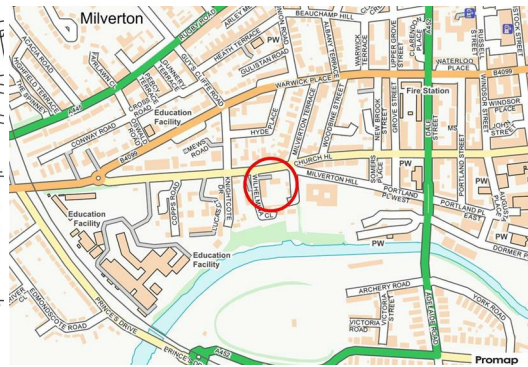
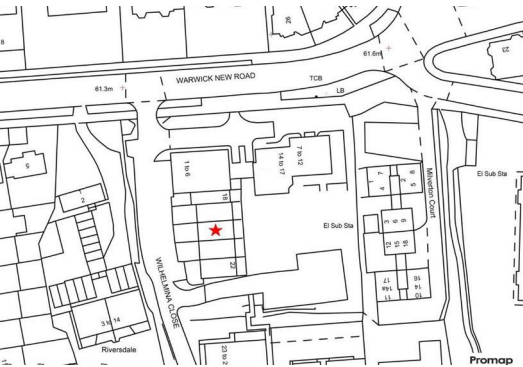
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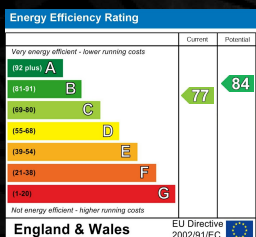


- A stunning Modern Town House
- Four Double Bedrooms
- Bathroom, Guest WC, Utility & Butlers Pantry
- A Glass Centre Island High Spec Kitchen
- Two Parking Spaces
- Built 2003- Private Development
- Spacious 1800 Sqft
- Two Luxury En-Suites
- Landscaped Rear Garden
- Walking Distance To Town, Parks & Station



## WILHELMINA CLOSE, LEAMINGTON SPA

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



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