



BEVERLEY ROAD,

complete ●●●
SALES & LETTINGS





A fantastic opportunity to acquire a mature and extended 1960s detached home in the highly sought-after Beverley Road, a picturesque tree-lined street facing a green with beautiful Lime trees in the heart of North Leamington. This substantial property spans approximately 2,200 sq. ft. and offers generous living spaces ideal for families. The home features a modern porch, welcoming entrance hallway, large bay-fronted living room, open-plan kitchen diner, guest WC, spacious conservatory, utility/store/library, and a home office. Upstairs, there are four well-proportioned bedrooms, including a Jack & Jill en-suite and a family bathroom. The large south-east facing garden is beautifully mature, complete with sheds and a greenhouse, perfect for outdoor enthusiasts. To the front, a spacious driveway provides ample parking, complemented by a garage. This premium location is just off Northumberland Road, offering easy access to Leamington town centre, excellent schools such as North Leamington, Trinity, Milverton Primary, and Brookhurst Primary, as well as local tennis clubs and other amenities. A wonderful family home in a prime location—viewing is highly recommended!

It's in the details...

Porch

Brick porch with uPVC double glazed windows, timber glazed door leading into the tiled area and a timber glazed door through to the hallway.

Hallway

Original timber flooring, a radiator and a bullnose staircase lead up to the gallery landing, with under storage cupboard. There are timber doors through to a cloak storage cupboard, a guest WC, the living room and the kitchen diner.

Guest WC

Martin guest toilet with a pedestal hand wash basin with chrome mixer tap, half-tiled walls, tiled floor, an extractor and a uPVC double glazed window.

Living Room

A very spacious living room, with exposed timber floorboards, a uPVC double glazed bay window to the front with a deep shelf. There are two further timber windows, bi-fold doors to the conservatory, two radiators and a brick-built open fire.

Conservatory

A large conservatory that has a brick base, large tiled flooring, electric wall heaters, a glass roof with skylight and French doors to the rear garden. There is also a cast-iron feature woodburning stove.

Kitchen Dining Room

A unique space with tiled flooring, bi-fold doors to the conservatory and a hexagonal shape kitchen with granite worktops, timber effect kitchen with a Belfast sink with a mixer tap, a five ring gas hob with extractor over, under-counter lighting, tiled splash-back, a kick space heater, a fitted washing machine, fitted double oven and a fitted fridge freezer. There are uPVC double windows looking to the garden.

Utility/Storage/Library

This room is used for storage with two large storage cupboards with shelving, there is a radiator, a door through to the office and a door through to the garage.

Office

A large reception room which was the original garage that's not been converted to office space. There is a uPVC double glazed bay window to the front and a uPVC double glazed window to the side. Radiator and timber effect laminate flooring.

Landing

Gallery view landing with timber balustrade and timber doors through to the four bedrooms and bathroom. Large loft hatch with ladder.

Bedroom One

A spacious double bedroom with painted floorboards, eaves storage, a radiator and a uPVC glazed window with a great view of the garden. Door through to Jack-n-Jill en-suite.

En-Suite

A fully tiled shower room with a quadrant shower with mains thermostatic shower, a chrome towel radiator, down-lights, a concealed waste toilet, a vanity storage unit with cupboards and drawers and a sink with a mixer tap. There is a uPVC double glazed window and door to bedroom four.

Bedroom Two

A spacious stable bedroom with a fitted large wardrobe/storage, a radiator and a uPVC double glazed window to the elevation.



Bedroom Three

Double bedroom with a dado rail, a radiator and a uPVC double glazed window to the rear elevation.

Bedroom Four

A single bedroom with a dado rail, radiator and a uPVC double glazed window with a great view of the green area to the front with trees.

Bathroom

Fitted with a bath, a pedestal hand wash basin, a toilet, a shower cubicle with an electric shower, a double radiator, a tiled splashback and a uPVC double glazed window. Tiled floor.

Garage

Over door, electrics, lighting and a modern gas system boiler with a hot water tank. Cupboards with stainless steel sink and drainer.

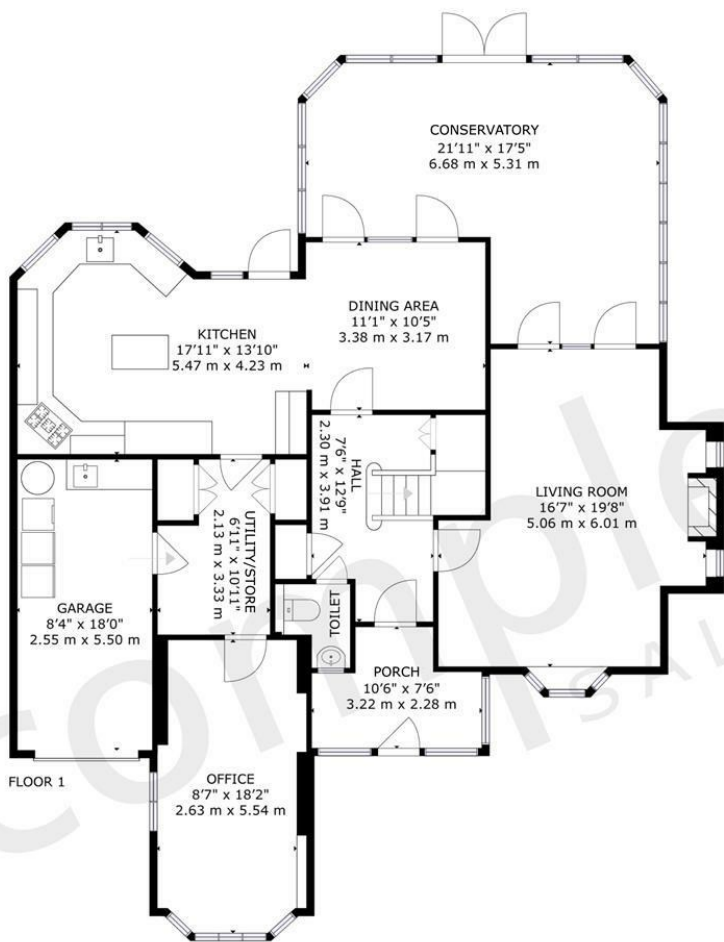
Rear Garden

It has a mature south-east facing garden which has a central contoured lawn, with deep contour bedding areas with plenty of small trees bushes and planting. A blocked paved patio envelops the property, as well as brick-built raised bedding areas a pathway that leads to the trellis area with a further vegetable garden where you will also find the large shed.

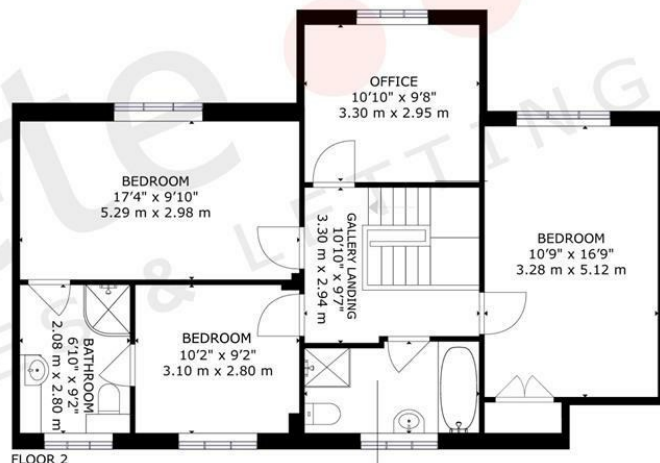
Location

Set back facing the green and beautiful trees amongst stunning individual detached properties along this green & leafy road just off Northumberland Road. These homes are mature, trendy and rare, especially with large gardens. North Leamington proves very popular and this road is seen as one of the most desirable, with Northumberland Road, Beverley Road & surrounding cul-de-sacs being the sought-after 'place-to-be'. Access to the local town is convenient with main road links nearby and rail station only minutes drive with trains to London in just over one hour. Leamington has a wealth of regal properties, cafés,





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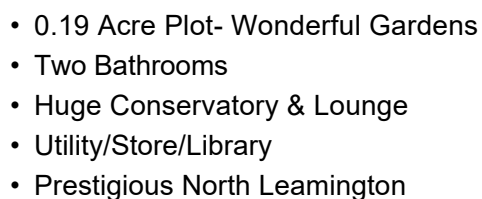
GROSS INTERNAL AREA
FLOOR 1: 1399 sq.ft, 130 m², FLOOR 2: 850 sq.ft, 79 m²
EXCLUDED AREAS: GARAGE: 150 sq.ft, 14 m²
TOTAL: 2249 sq.ft, 209 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. **The Leamington Property Expert**



restaurants and bars to enjoy amongst great shopping and beautiful parks all within a 20-minute walk from this property. School catchments for this property are second to none in many private and state schools.





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