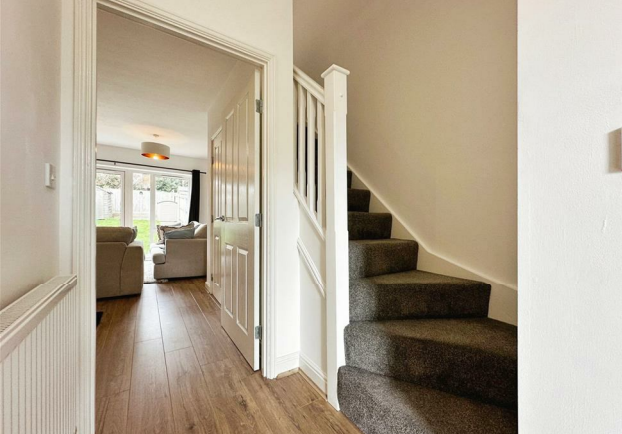




QUARRY STREET, MILVERTON

complete ● ● ●
SALES & LETTINGS





An attractive modern end terrace family home, built in 2019 by Deeley Construction in a cul-de-sac in the popular location of Milverton, which is North West Leamington. The property benefits from recently being redecorated, solar panels, two side-by-side parking spaces and a good sized with garden. Comprises entrance hall, guest WC, a good size kitchen and a large open plane lounge/diner, three bedrooms on the first floor and the family bathroom. The location is great for schools such as Brookhurst Primary, Milverton Primary and Trinity School. There's lots of local shops and Avonside Play Area as well as good access to the town centre, Victoria Park and Milverton Fields. The property is also well located getting to Warwick and the Leamington Spa train station.

It's in the details...

Entrance Hall

A hallway with timber effect laminate flooring, a glazed composite entrance door, staircase rises to the first floor. Doors to the kitchen, lounge diner and guest WC.

Guest WC

With toilet, pedestal hand wash basin with chrome mixer tap and tiled splashback. An extra extractor, a radiator and a uPVC double glazed window.

Kitchen

Cream fitted kitchen, with brushed chrome handles and timber effect worktops, which includes a fitted oven with a four ring gas hob, stainless steel splashback and an extractor. The space and plumbing for a dishwasher, space for an upright fridge freezer, space and plumbing for washing machine, there is one and a half bowl stainless steel sink with mixer tap and drainer. There's a uPVC double glazed window to the front and there is a radiator. There is a cupboard Housing the Vaillant gas Combi boiler.

Lounge Diner

Really good size lounge diner with a prominent view of the rear garden through the uPVC double glazed French doors and large windows to the rear. There are two radiators and an under-stairs storage cupboard.

Landing

A carpeted landing with painted balustrade, loft hatch to the part boarded loft which has ladder, a light point and an electric socket. There are doors through to the three bedrooms, bathroom and storage cupboard.

Bedroom One

A spacious double bedroom which has fitted wardrobes, radiator and a uPVC double glazed window to the front.

Bedroom Two

A further double bedroom with a uPVC double glazed window overlooking the garden. There is also a radiator.

Bedroom Three

Another good size bedroom with a radiator and a uPVC double glazed window overlooking garden.

Bathroom

With a white suite comprising a bath with glass shower screen, mixer tap and thermostatic shower. There is a toilet, pedestal hand wash basin, with



a chrome mixer tap, an electric shaver point, a chrome towel radiator, an extractor and uPVC double glazed window.

Rear Garden

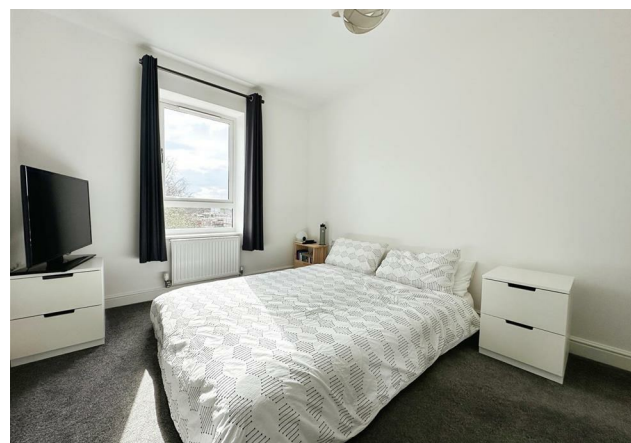
A good size garden that's laid to lawn also has patio enclosed with timber fencing, there is a gate towards the rear of the garden which has access to the pedestrian passageway.

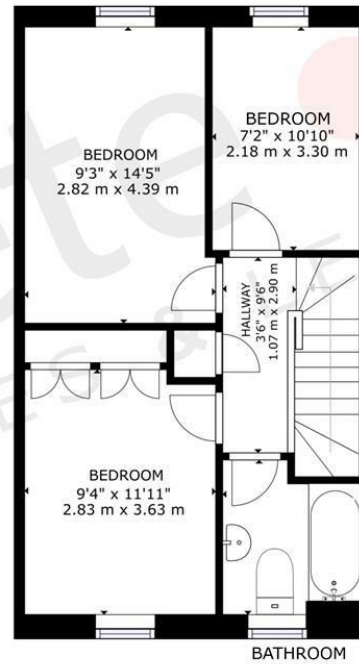
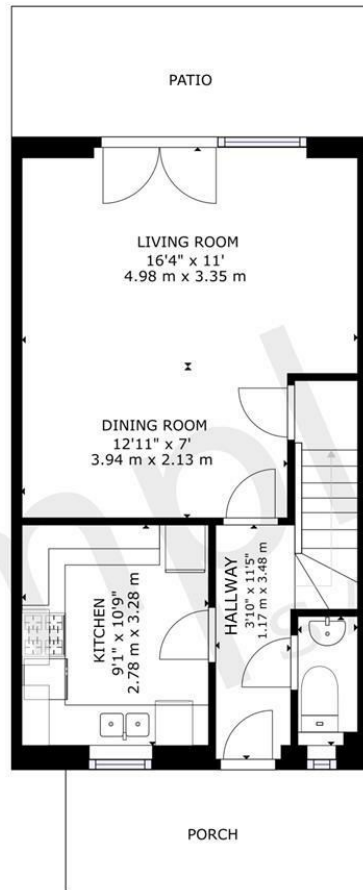
Front & Parking

To the front is two parking spaces is side-by-side.

Location

A modern family home in the popular North West area of Leamington called Milverton which is moments from the town centre of Leamington Spa. Situated walking distance from the train station and the beautiful parks Jephson's Gardens, Victoria Park, The Pump Room Gardens all 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, North Leamington 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





GROSS INTERNAL AREA

FLOOR 1: 485 sq ft, 45.07 m², FLOOR 2: 484 sq ft, 44.96 m²
 EXCLUDED AREAS; PORCH : 94 sq ft, 8.73 m², PATIO: 102 sq ft, 9.52 m²
 TOTAL: 969 sq ft, 90.03 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



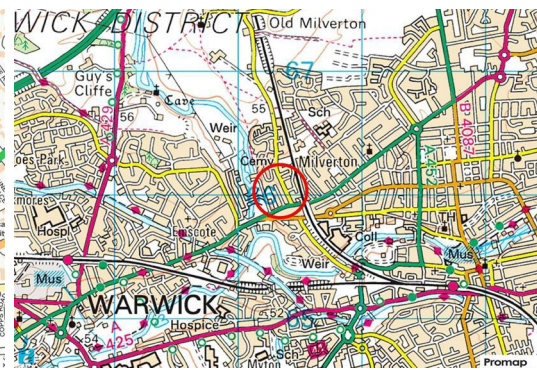
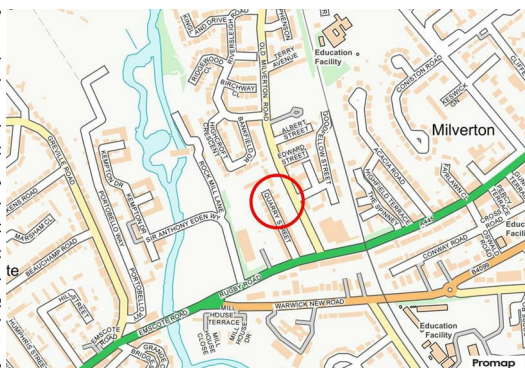
15-minute walk, (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick is 2.5 miles, Warwick Parkway Station is 2.5 miles (trains to London Marylebone from 69 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).





- Modern End Terrace
- Three Bedrooms
- Cul-De-Sac
- Lounge Diner
- Two Parking Spaces

- 2019 Deeley Construction
- Solar Panels
- Kitchen & Guest WC
- Family Bathroom
- Good Local Schools



QUARRY STREET, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
88	89
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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