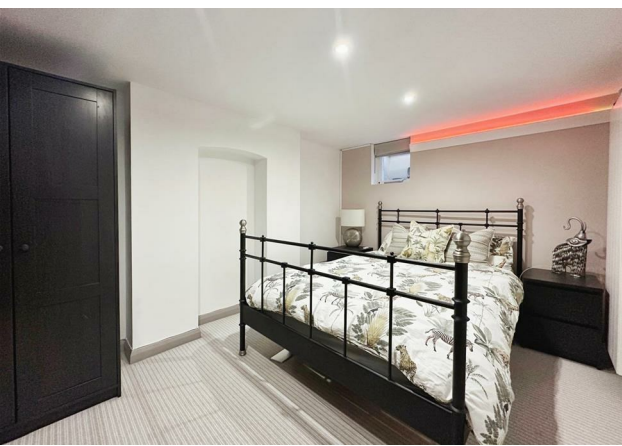
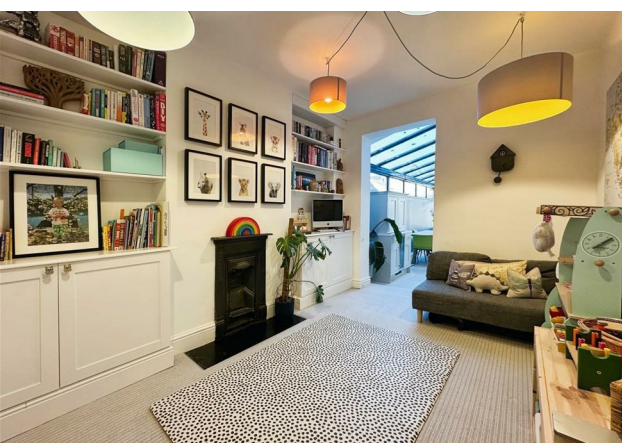
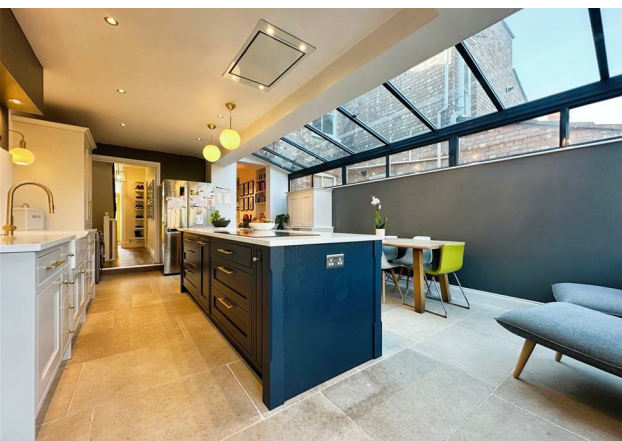


WALLER STREET,

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An attractively presented Victorian 1904 mid-terraced family home, with basement and loft conversions, both finished to an immaculate standard in the trendy conservation area of North Leamington. The accommodation now extends over 4 floors and covers nearly 1800 sq ft. The property is entered from a storm porch into the entrance hall, which passes the bay fronted sitting room and second reception room. This is open to the beautiful kitchen dining family room at the rear, which has been re-fitted with a contemporary quartz in-frame timber painted kitchen, an island unit and has a glazed roof above the side return. The lower ground floor houses a study/cinema room, the fourth bedroom and a wet room. On the first floor, there is a generous master, a second bedroom and a four piece bathroom, positioned off the mezzanine landing. The top floor provides a further bedroom, with an en-suite shower room. The enclosed rear garden has a lawn and a patio positioned to attract all day sunshine.

It's in the details...

Hallway

A painted timber glazed door leads into the well-appointed hallway, which has coconut door matting, re-plastered walls and Amtico timber effect, luxury vinyl tiled flooring. A painted staircase, with a carpet runner, rises to the first floor. Doors lead through to the lounge and playroom. There is a painted radiator, a further staircase leads down to the basement and there is a large opening through to the kitchen diner.

Living Room

An attractively decorated bay fronted living room, which has timber double glazed windows, that have half-height modern fitted shutters. Two cast-iron four-column traditional radiators. There is a picture rail and an original ornate fireplace.

Playroom

A re-plastered space, with original fireplace, built-in alcove cupboards with shelving, there is a radiator and an opening through to the kitchen diner.

Kitchen Diner

Beautiful extended space, with uPVC double glazed roof and rear windows. There is striking large limestone flooring, with wet system underfloor heating. A heritage style hardwood painted kitchen, professionally fitted, with gold handles and knobs to include a double Neff fitted oven, large quartz centre island with plenty of storage, bin housing, drawers, spice rack, side electrics and plenty of cupboards. There is a Miele induction hob, with a Miele flush ceiling extraction unit. Push flip surface sockets. There's also a ceramic twin butler style sink, with an extendable brushed gold mixer tap, fitted dishwasher, engraved drainer, downlighting and also plumbing for a washing machine. There is an oak larder cupboard with a quartz top and electrics, suitable as a coffee station, for storing food, cups, glasses and your microwave. There is also an extra cabinet that's made for a drink station with a fitted wine cooler.

Basement Conversion

A professionally converted basement, that has a hallway with downlighting and oak veneer doors to the study/cinema room, bedroom and shower room

Bedroom Four

Being beautifully decorated, with a timber double glazed window, radiator, LED lighting and down-lighting. An open arch leads through to the study/cinema.

Study/Cinema

With timber click vinyl flooring, a timber double glazed window to the front and down-lighting.

Shower Room

A wet room styled space, which is a fully tiled, with a corner handbasin with a mixer tap, toilet, mains thermostatic rainfall shower, down-lights and an extra extractor.

Landing

A carpeted landing, with painted balustrade, which is split level. On the mezzanine level is a door to the family bathroom. On the main landing there are doors to two further bedrooms and a staircase rising to the second floor.

Bedroom One

A very spacious master bedroom, with an original fireplace and two fitted wardrobes, within the alcoves. There are two timber sash windows to the front aspect, a radiator and feature painted walls.

Bedroom Two

A double bedroom with an original fireplace, three column traditional white radiators and a uPVC glazed window.

Bathroom

A four piece bathroom comprising: a large glass shower cubicle, with thermostatic rainfall shower and a hand held shower attachment. There is a bath with tiled boxing, a large timber vanity unit, with drawers, surface mounted ceramic twin sinks and chrome mixer taps. There is a toilet, an electric shaver point, tiled flooring and a chrome heated towel radiator, which heats on either central heating or electric. There



is a uPVC double glazed window. There is electric under-floor heating.

Second Floor Landing

With timber double glazed sash windows, some built-in open storage, a large deep useful shelf and door through to the second floor bedroom.

Loft Bedroom Three

A double bedroom with children's themed jungle wallpaper, downlighting, eaves storage cupboards, two Velux windows with fitted blinds and a door to an en-suite shower room.

En-Suite

There is a shower, with electric shower, a handbasin with mixer tap and a toilet. There is also down-lights and an extractor.

Rear Garden

A landscape rear garden, which has area of limestone patio, an outside tap, lighting and electrics. There is rustic sleeper retained bedding areas with flowers and small bushes, two storage sheds, an area of lawn, patio and a slate patio to the rear, which catches the sun all day.

Front Garden

There is a landscaped stoned frontage, which has a metal grate for the window of the basement. Some box hedging and a small height wall. There's also a beautiful storm porch, with a brick arch that leads to a stone step to the front door.

Location

This Victorian home is situated in a quiet & trendy position close to Lillington Road, in a highly regarded residential address. Dating 1904, this terrace is in a sought-after conservation area, walking distance from the town & 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, especially the Victorian and Georgian heritage, which Leamington is renowned for. Leamington has a diverse range of boutiques, high street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and King's High School for Girls. Public schools locally are North Leamington School, St Peter's Catholic Primary





GROSS INTERNAL AREA
FLOOR 1: 382 sq ft, 36 m², **FLOOR 2:** 764 sq ft, 71 m²
FLOOR 3: 488 sq ft, 45 m², **FLOOR 4:** 140 sq ft, 13 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 92 sq ft, 9 m²
TOTAL: 1775 sq ft, 165 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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School, and St Paul's CofE Primary School. Spa Leamington Spa (trains to London Marylebone from 70 mins and Birmingham from 31 mins), Warwick 2.5 miles, Warwick Parkway Station 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).





- Stunning Victorian Terrace
- Loft & Basement Conversions
- Just Under 1800 Sq ft
- Study/Cinema Room
- Three Bathrooms

- Arranged Over Four Floors
- Two Reception Rooms
- Extended Kitchen, Dining & Family Space
- Four Double Bedrooms
- Landscaped Garden



WALLER STREET, LEAMINGTON SPA

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

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

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