



VILLIERS STREET, NORTH LEAMINGTON SPA

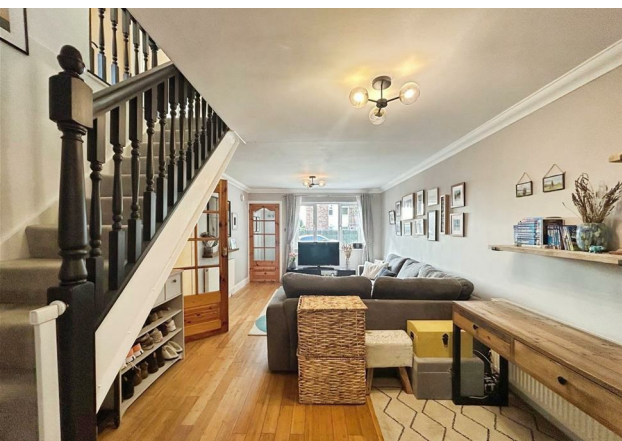
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SALES & LETTINGS





**RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY**





Presenting a beautifully refurbished 1970s family home located in the highly sought-after area of North Leamington, just moments away from picturesque parks and the vibrant town centre. This elegant property has been extended to the rear to create a modern living space for the whole family. In brief the property comprises; Entrance hall, large sitting room leading to the extended family room and fitted kitchen, upstairs there are three good sized bedrooms and a family bathroom. Particularly note worthy is the converted garage which is currently used as an office but could be used as a further bedroom or extra downstairs accommodation. Externally there is private driveway parking for two vehicles and a tiered rear garden with patio.

#### Entrance

Entrance Porch with wall lighting and door to the sitting room.

#### Sitting Room

Featuring beautiful solid wood flooring, ceiling light points, and a double-glazed front window, this welcoming space is warmed by central heating radiators. A staircase rises gracefully to the first floor, while stylish wooden and glass-panel double doors open into the family room and dining area. Additional highlights include decorative coving and a convenient TV point.

#### Family Room/Dining Room

This beautifully extended space features elegant tiled flooring, modern Velux windows, and contemporary wall lighting. Patio doors open seamlessly onto the rear garden, while a central heating radiator ensures year-round comfort. Designed with versatility in mind, the room offers ample space for both family dining and a relaxed living area

#### Kitchen

The kitchen is fitted with a stylish range of wall and base units incorporating cupboards and drawers, complemented by a Belfast sink with mixer tap and a tiled splashback. Practical features include designated space for a washing machine, dishwasher and fridge-freezer. Finished with tiled flooring, recessed spotlights and double doors leading through to the office/garage conversion.

#### Office

Featuring solid wood flooring and elegant panelled walls, this versatile room is enhanced by ceiling spotlights and a bespoke storage cupboard/workstation. A large double-glazed window to the front aspect floods the space with natural light, while a central heating radiator ensures comfort. Currently utilised as a home office, the room offers flexible living accommodation to suit a variety of needs.

#### Landing

A fully carpeted staircase and landing with a painted solid wood balustrade creates an elegant transition to the upper floor. The landing benefits from a large storage cupboard, with solid wood doors leading to the bedrooms and family bathroom, along with convenient loft access

#### Bedroom One

A spacious double bedroom featuring a large double-glazed window to the front elevation, ceiling light point and central heating radiator. Unique folding doors offer versatility, allowing the room to be closed off for privacy or opened to create an easy flow through to Bedroom three.

#### Bedroom Two

A generously sized double bedroom, fully carpeted and complete with a large fitted storage cupboard offering hanging rails and shelving. The room also features a central heating radiator, ceiling light point, and a double-glazed window overlooking the rear elevation.





### Bedroom Three

The third double bedroom is currently presented as a nursery, offering flexibility for a variety of uses. Fully carpeted and finished with coving and a ceiling light point, the room includes a central heating radiator and a double-glazed window to the front elevation.

### Family Bathroom

The remodelled family bathroom has been beautifully designed with contemporary finishes, including wood-effect flooring and a heated towel radiator. Large modern tiles frame the space, which features an L-shaped panel bath with rainfall shower over, a stylish hand basin with mixer tap set within a vanity unit, and a low-level flush WC. Two obscured glass windows to the rear elevation provide natural light and privacy, complemented by ceiling spotlights for a sleek, modern feel.

### Front & Rear Garden

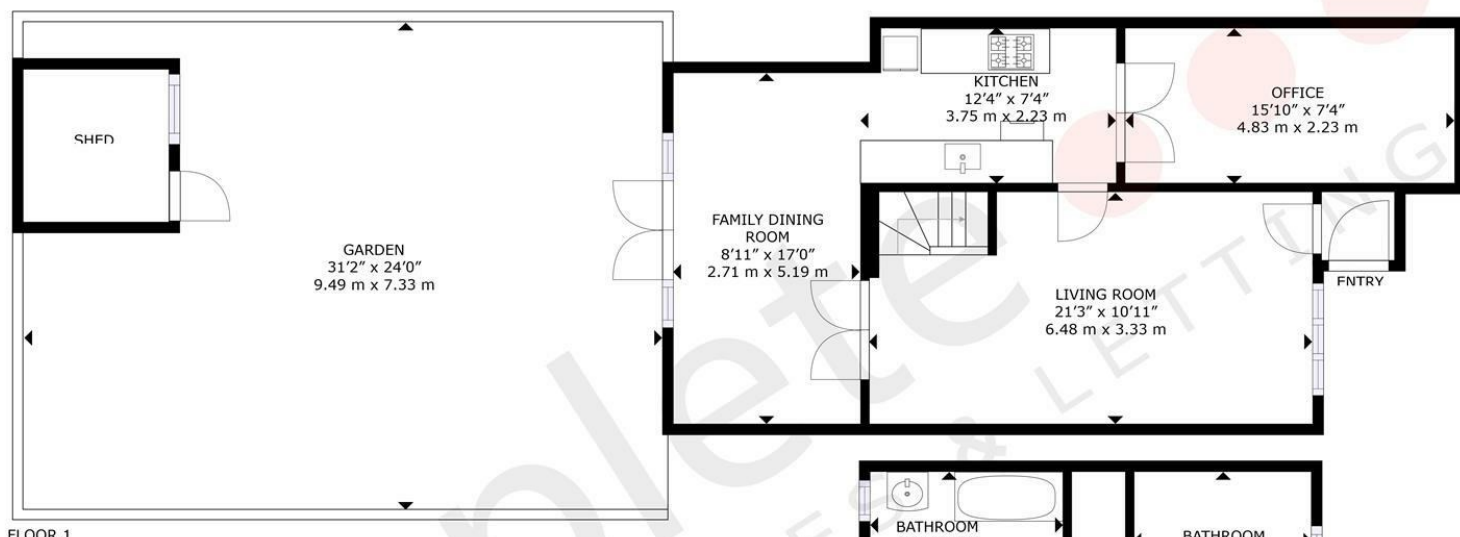
The property benefits from a driveway providing off-road parking for two vehicles, along with convenient side access to the rear garden. The attractive, landscaped garden offers a delightful patio seating area and is beautifully framed by mature trees, plants and shrubs. Private and fully enclosed by timber fencing, the garden also features a useful storage shed, creating the perfect space for relaxation and outdoor entertaining.

### Location

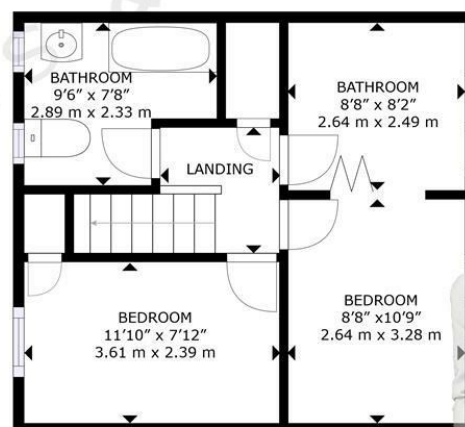
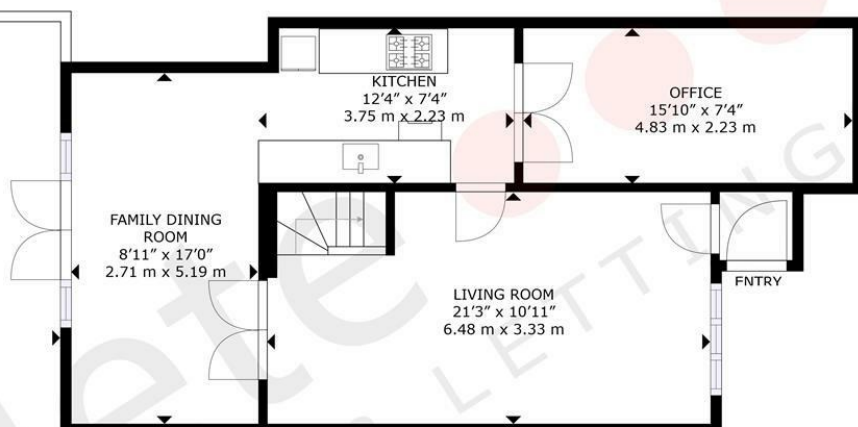
Villiers Street is within the conservation area, and occupies a sought after location north of the Royal Spa town centre. Located a 15-minute walk from the train station, from which hourly fast trains run to London. Convenient for







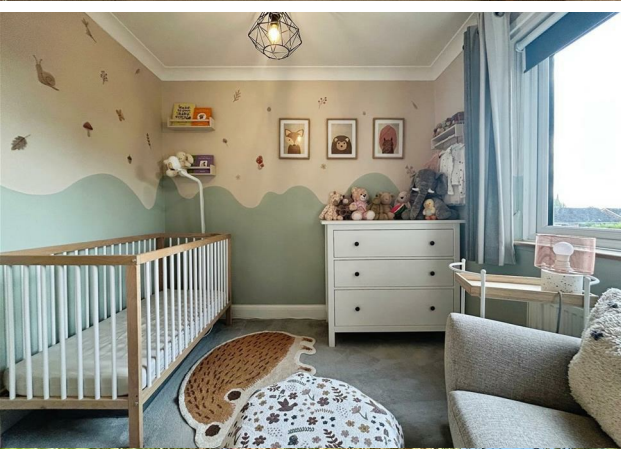
FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA  
FLOOR 1: 645 sq. ft, FLOOR 2: 418 sq. f  
TOTAL: 1,063 sq. ft  
EXCLUDED AREA : GARDEN : 736 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



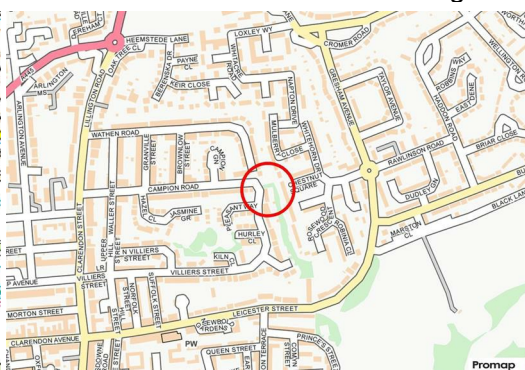
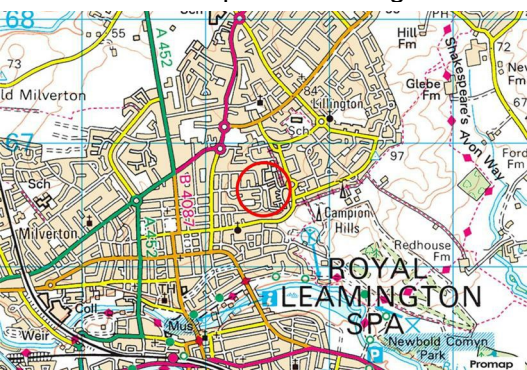
everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, a range of excellent private and state schools.





- Three Bedroom Family Home
- Large Rear Extension
- Private Rear Garden
- Fitted Kitchen
- Spacious Sitting Room

- North Leamington Location
- Converted Garage
- Driveway Parking For Two Vehicles
- Family Bathroom
- Walking Distance To Leamington Town Centre



## VILLIERS 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	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (48-54)	
F (35-47)	
G (1-34)	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

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