



£375,000
Charnwood Way
Leamington Spa, CV32 7BU

PROPERTY SUMMARY

Spacious 3-Bed Home with Exceptional Open Plan Living – 967 sq ft – North East Leamington Spa

Tucked away in a peaceful cul-de-sac in North East Leamington Spa, this beautifully presented modern home offers a rare blend of style, space, and convenience. Spanning an impressive 967 sq ft, this well-designed property delivers far more living space than similarly priced homes in the area.

Built in 2016 with energy efficiency in mind (EPC rating B), the home is both comfortable and economical to run. The standout feature is the bright and sociable open-plan ground floor – a generous living, dining and kitchen space ideal for modern life. The kitchen has been thoughtfully designed with a full range of good-quality integrated appliances, making it practical as well as attractive.

A welcome bonus is the addition of a ground floor shower room, complementing the luxurious main bathroom upstairs – perfect for busy mornings or hosting guests. Outside, a private south-facing courtyard garden offers a sunny low-maintenance retreat, and the driveway comfortably accommodates two vehicles.

Whether you're a first-time buyer, professional couple or looking to downsize without compromise, this home is a true find.

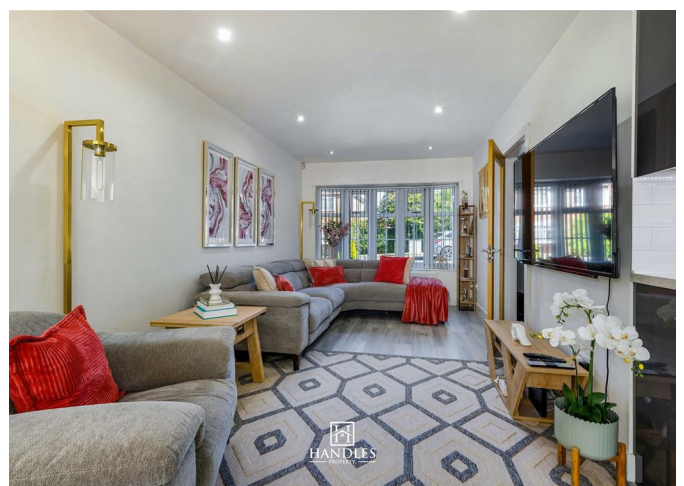
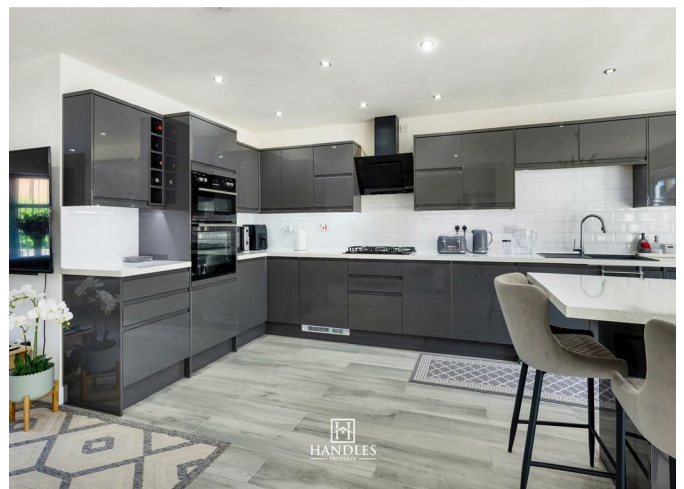
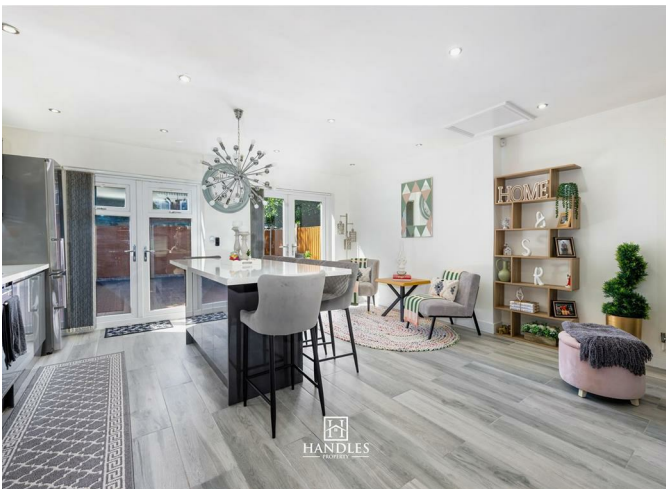
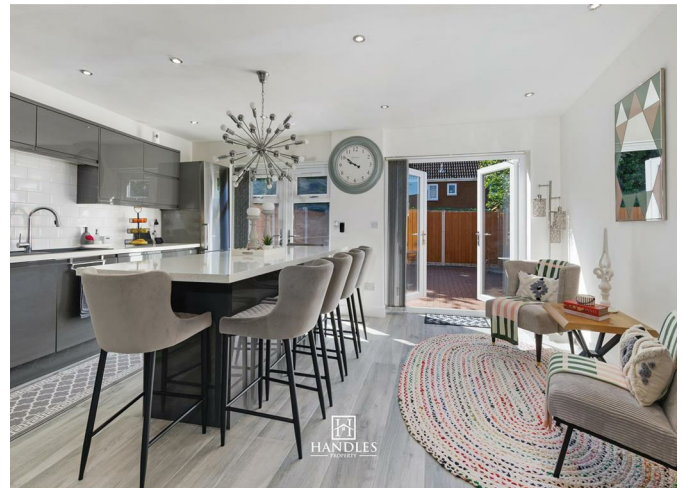
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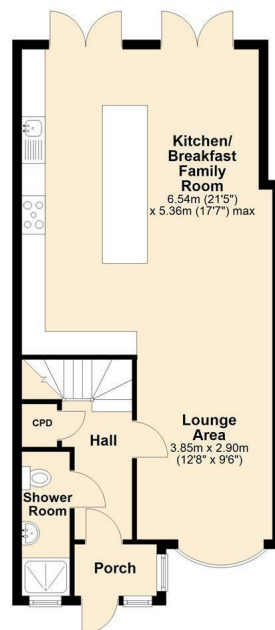
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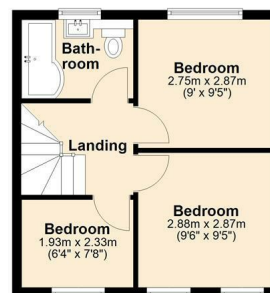




Ground Floor



First Floor



Total area: approx. 89.9 sq. metres (967.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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