



**4 Bedroom House - Terraced**  
**located on Waller Street,**  
**Leamington Spa**  
**£635,000**

**UP Estates**





**\*\*Beautifully Renovated, Extended, Four Double Bedroom, Two Bathroom, Period, Bay Fronted Family Home\*\*** This elegant, modern yet characterful, family home is situated in a highly sought after part of north Leamington. Offering flexible living accommodation over three levels it is presented to a high standard throughout. This exceptional family home has been sensitively renovated and extended to retain period features whilst also incorporating modern open plan living. Viewing is essential to appreciate the quality & space this property has to offer. Briefly comprising at ground level; storm porch, entrance hall, family room, open plan living kitchen diner flowing through to the private garden, summer room/office and garage store. The first floor boasts two double bedrooms, the family bathroom and hatch access via ladders to the usable loft space. An impressive cellar conversion has resulted in two further double bedrooms, a shower WC and laundry room.

**LOCATION**

Situated in a conservation area, and a highly sought after part of north east Leamington Spa, this family home is within easy walking distance of the Parade's shops, parks, and hospitality establishments. This property also allows easy access to Newbold Comyn, and benefits from being within the catchment of well regarded schools such as St Paul's Primary & North Leamington, as well as further private and grammar schools.

**FRONT ASPECT**

An attractive, traditional bay fronted terraced family home, retaining the original front door, restored stained glass panelling and matching skylight. There is also a low maintenance garden with planting area.

**ENTRANCE HALL**

A welcoming entrance hall with Victorian-style central heated radiator, doors leading to accommodation and stairs ascending/descending to the converted cellar and first floor. Sanded, sealed and stained flooring continuing into reception rooms.

**FAMILY ROOM**

11'7" x 14'5"

A lovely family room benefitting from sash windows, Victorian-style central heated radiator, cast iron fireplace & two bespoke built in shelving/storage units.

**LIVING AREA**

9'6" x 12'11"

A further reception area including wood burner with log box, shelving and opening to the kitchen.

**KITCHEN**

13'9" x 10'1"

A stunning, refurbished kitchen boasting impressive large cathedral window, glass roofed extension with velux style opening hatch allowing plentiful natural light, a matching range of modern wall and base mounted units with ample work surfaces over and feature tiled splashback. Integrated Neff appliances throughout including; induction hob, inbuilt extractor, matching oven, combination microwave/oven and warming drawer, dishwasher, fridge/freezer, inset sink with drainer and spray mixer tap.

£635,000

- THREE STOREY EXTENDED HOME IN SOUGHT AFTER NORTH LEAMINGTON
- FOUR DOUBLE BEDROOMS, OPEN PLAN FAMILY LIVING & TWO BATHROOMS
- SUMMER ROOM AND STORE IN BRICK BUILT GARAGE
- RENOVATED & EXTENDED HIGH SPECIFICATION FAMILY HOME WITH PERIOD FEATURES THROUGHOUT
- PRE-EXISTING PLANNING PERMISSION FOR LOFT CONVERSION





**DINING AREA**

8'6" x 9'9"

Dining area with double glazed skylight, double glazed windows to the side aspect and French doors leading to the garden.

**REAR ASPECT**

A beautiful landscaped, private garden initially having a hardwood decked area and Leamington blue brick patio, south facing raised bed, retained Victorian water storage well, hardwood rear access gate, mature shrubs and access into the summer room.

**SUMMER ROOM/GARAGE STORE**

8'6" x 16'0"

A versatile brick built garage, benefitting from cavity wall insulation, electricity and hardwood doors to the rear aspect. Currently separated into a west facing garden room with bifold doors and workshop/store. Fantastic potential to use as a garage, home office or gym.



**FIRST FLOOR LANDING**

With stairs ascending from the ground floor, doors leading to accommodation and access to the loft hatch.

**FAMILY BATH & SHOWER ROOM**

8'3" x 9'6"

A spacious family bathroom being tiled throughout and having walk in shower cubicle with waterfall shower over, extractor, floating bath with mixer taps, WC, adjacent central heated radiator/towel rail, hand wash basin and opaque sash window.





#### **BEDROOM ONE**

15'3" x 11'11"

A spacious double bedroom benefitting from custom made fitted wardrobes, original Victorian fireplace, central heated Victorian-style radiator and sash windows.

#### **BEDROOM TWO**

9'6" x 12'11"

A second double bedroom including central heated Victorian-style radiator, original Victorian fireplace and sash window.

#### **USABLE LOFT SPACE**

With pull down ladders, this part converted loft space is boarded throughout with Velux window, ceiling spots, power sockets & enclosed eaves storage. We have been advised by the current owners that there is pre-existing planning permission to convert this loft space into a bedroom, with separate shower room/toilet, accessed via a fixed staircase.

#### **CELLAR HALLWAY**

Stairs descend from the ground floor to a professional full cellar conversion with doors leading to further accommodation, inbuilt LED wall & ceiling spotlights and made to measure storage understairs.

#### **LAUNDRY ROOM**

9'2" x 7'2"

A useful room having space/plumbing for appliances, extraction system, drying rails and housing the boiler.

#### **SHOWER ROOM WC**

8'5" x 4'11"

Being partially tiled, with walk in shower, WC, extractor, central heated towel rail and hand wash basin mounted in vanity unit.

#### **BEDROOM THREE**

13'1" x 13'10"

A spacious double bedroom benefitting from custom made fitted wardrobes, feature Victorian fireplace, adjacent central heated radiator and sash windows.

#### **BEDROOM FOUR**

13'6" x 9'10"

A spacious double bedroom currently also part used as office space, with double glazed window and adjacent central heated radiator.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation so that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyancers and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Waller Street, Leamington Spa





Total Area: 154.1 m<sup>2</sup> ... 1659 ft<sup>2</sup> (excluding summer room, garage store)

All measurements are approximate and for display purposes only

## CONTACT

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