

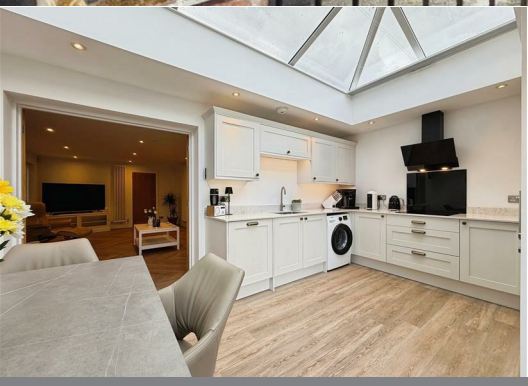

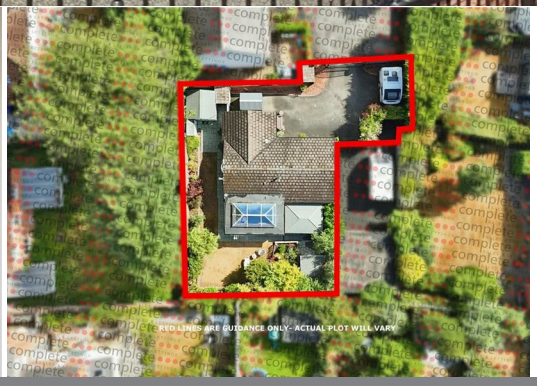



GULISTAN ROAD, NORTH LEAMINGTON

complete
SALES & LETTINGS













A beautifully presented 1970s extended detached bungalow, tucked away behind secure gates at the end of a peaceful cul-de-sac in the prestigious and highly sought-after North Leamington Conservation Area. Ideally positioned within walking distance of Leamington Spa's vibrant town centre, renowned cafés, restaurants, boutiques, Jephson Gardens and beautiful parks, this wonderful home offers the perfect blend of tranquillity and convenience. The accommodation comprises an entrance hall, stylish shower room, spacious living room with a contemporary wood-burning stove, three double bedrooms, an en-suite bathroom to the principal bedroom, and an impressive open-plan kitchen/dining extension featuring a striking glass roof lantern and bi-folding doors opening onto the landscaped garden. Outside, there is a sunny south-west facing garden with generous entertaining terraces and established planting. The property is equally suited to families, professional couples or those looking to enjoy spacious single-storey living. To the front, electric gates provide additional privacy and security, with off-road parking for approximately four vehicles.

Property Details...

Entrance Hall
A composite entrance door with frosted side windows leads into the welcoming entrance hall, featuring luxury vinyl tile flooring, a tall white two-column radiator, downlights and a loft hatch. Doors lead to two bedrooms and the shower room, while a glazed oak door opens into the living room.

Living Room
A superbly proportioned square living room featuring herringbone luxury vinyl tile flooring, three tall white two-column radiators and a contemporary wall-mounted wood-burning stove with a glass hearth and feature stone-tiled surround, creating a wonderful focal point. There are recessed downlights, a uPVC double glazed window to the side elevation with modern fitted shutters, a useful storage cupboard housing the gas boiler, glazed oak French doors leading into the kitchen/dining room, and a further door to Bedroom Two.

Kitchen Diner
A stunning open-plan kitchen and dining space, finished with timber-effect luxury vinyl tile flooring and flooded with natural light from the impressive feature glass roof lantern, complete with an electric fitted blind. The stylish shaker-style kitchen is fitted with dove grey cabinetry, antique-effect cup handles and door knobs, complemented by quartz worktops incorporating a 1½ bowl inset stainless steel sink with mixer tap and engraved drainer.
Integrated appliances include a Bosch four-ring induction hob with black glass splashback and extractor hood, Bosch double ovens and a fitted dishwasher, together with housing for an upright fridge freezer and space and plumbing for a washing machine. Additional features include under-cabinet lighting, recessed downlights, a radiator, a high-level uPVC double glazed window and impressive bi-folding doors opening directly onto the landscaped garden, creating the perfect space for indoor-outdoor entertaining.

Bedroom One
A generous principal double bedroom featuring a tall white traditional two-column radiator, a uPVC double glazed window and an open access through to the en-suite bathroom.

En-Suite Bathroom
Beautifully appointed with luxury vinyl flooring and fitted with a deep double-ended bath with mixer tap and handheld shower attachment. There is a concealed cistern WC with chrome flush plate, a vanity wash hand basin with mixer tap, chrome heated towel rail and a separate glass shower enclosure with a mains-fed rainfall shower and handheld attachment. Further benefits include recessed downlights, extractor fan and a uPVC double glazed window.

Bedroom Three
A double bedroom featuring a tall white traditional two-column radiator and a uPVC double glazed window to the front elevation with modern fitted shutters.

Shower Room
A stylishly fitted shower room comprising a glass bi-fold shower enclosure with mains-fed rainfall shower and handheld attachment, vanity wash hand basin with mixer tap, concealed cistern WC with chrome flush plate and attractive boxed tiling. Finished with luxury vinyl tile flooring, recessed downlights, extractor fan, chrome heated towel rail

and a uPVC double glazed window.

Front & Parking
Secure wrought iron gates open onto a generous tarmac courtyard providing secure off-road parking for three to four vehicles. There is also a separate pedestrian gate, block-paved pathways, a useful lock-up store, attractive planted borders and timber side access to the rear garden. (Please note: the neighbouring property has a right of access through to their gates.)

Rear Garden
The beautifully landscaped south-west facing rear garden has been thoughtfully designed to create a wonderful outdoor entertaining space. There are generous paved patios and walkways, a well-maintained lawn and attractive raised stone retaining beds stocked with a wide variety of established shrubs, plants and small ornamental trees. To the side of the property is a further lawned area. The garden also benefits from outdoor lighting, external power points, gated side access to the front and an abundance of mature planting, providing colour, privacy and interest throughout the seasons.





Location
Gulistan Road is regarded as one of North Leamington Spa's most desirable residential addresses, quietly tucked away within the prestigious Conservation Area yet only a short stroll from the heart of the town. Residents enjoy an exceptional lifestyle, with the vibrant Parade offering an array of independent cafés, award-winning restaurants, wine bars and boutique shops, alongside the beautiful Jephson Gardens, Pump Room Gardens and Victoria Park. For commuters, both Leamington Spa and Warwick railway stations are easily accessible, providing direct services to London Marylebone and Birmingham, while the M40, Jaguar Land Rover, Aston Martin, Warwick Hospital and Warwick University are

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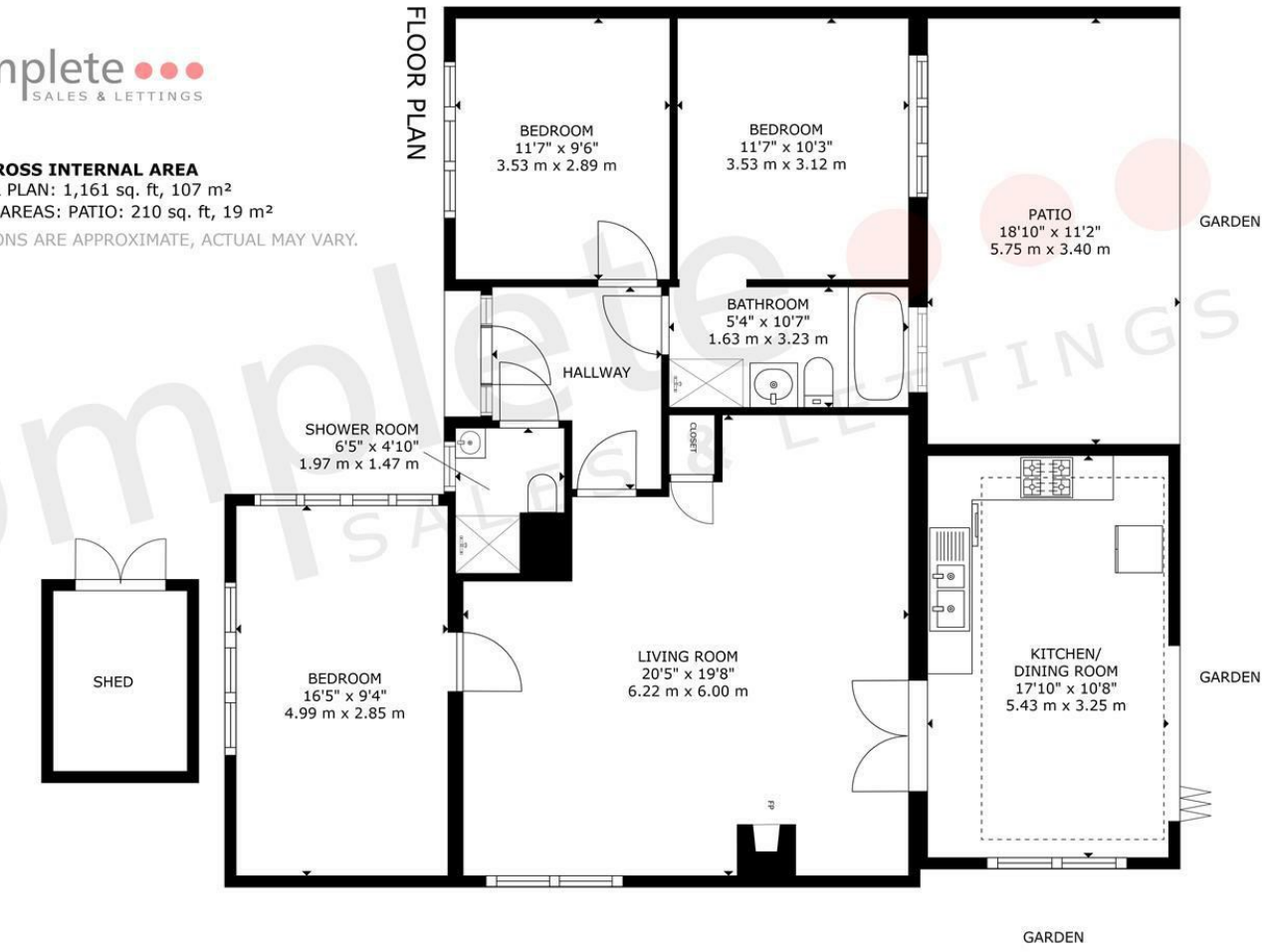
GROSS INTERNAL AREA
FLOOR PLAN: 1,161 sq. ft, 107 m²
EXCLUDED AREAS: PATIO: 210 sq. ft, 19 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert







all within easy reach. The property is also perfectly positioned for highly regarded schools, including North Leamington School, Trinity Catholic School, Kingsley School and Arnold Lodge. Despite its central location, Gulistan Road offers a peaceful setting with leafy surroundings, attractive period homes and picturesque walks through the Conservation Area. Whether enjoying a morning coffee in one of the town's independent cafés, an evening meal at one of Leamington's renowned restaurants or a relaxing walk through Jephson Gardens and along the River Leam, this location offers one of the very best lifestyles that Royal Leamington Spa has to offer.

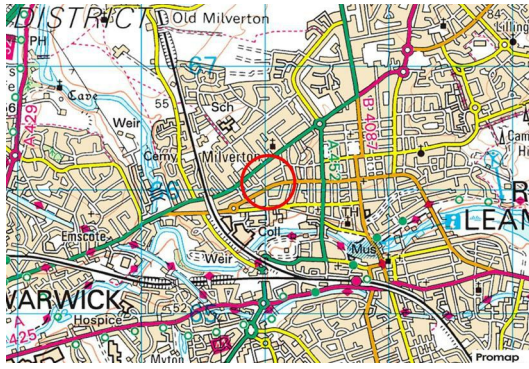




- A Detached Bungalow
- Three Double Bedrooms
- Large Living Room & Wood Burner
- Gated Large Drive
- Central Leamington
- Extended 1970's
- Kitchen With Bi-Folds & Lantern
- Two Bathrooms
- Peaceful Cul-De-Sac
- Landscaped Gardens







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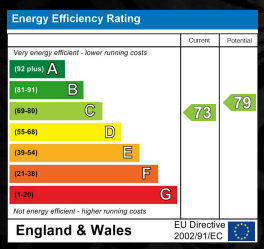
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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

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