



NORFOLK STREET, LEAMINGTON SPA

complete ●●●  
SALES & LETTINGS



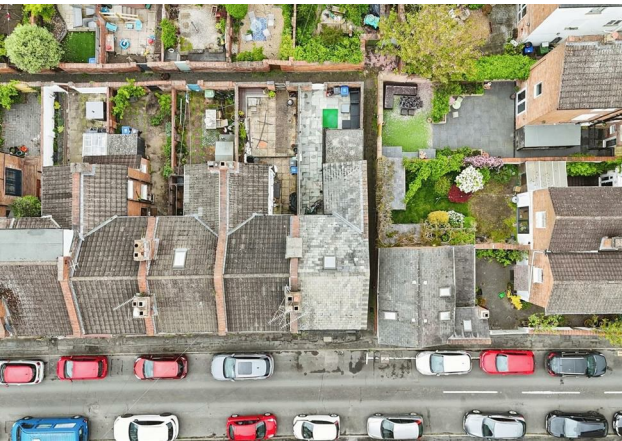


An elegant and generously proportioned Victorian townhouse arranged over three floors, ideally positioned within easy reach of the town centre. The ground floor opens directly into a spacious, light-filled through living and dining room—perfect for both relaxing and entertaining. This level also features a well-appointed fitted kitchen, a practical utility area, and a convenient guest WC. The lower ground floor has been thoughtfully converted to provide two substantial bedrooms, offering versatile accommodation ideal for guests, family, or home working. On the first floor, there are two further well-sized double bedrooms alongside a stylish family bathroom. Externally, the property benefits from a charming walled courtyard garden to the rear, creating a private outdoor retreat, while on-street parking is available to the front.



#### Lounge/Dining Room

A spacious and characterful open-plan living and dining area, featuring attractive wood-effect laminate flooring and multiple ceiling light points. A charming brick fireplace with tiled hearth and log burner creates a cosy focal point, complemented by bespoke fitted storage units and display shelving. The room benefits from a bay-fronted double-glazed window with stylish shutters, as well as an additional rear-facing window, allowing for plenty of natural light throughout. Further advantages include central heating radiators, large built-in storage cupboards, and thoughtfully designed shelving. With a door leading through to the kitchen and stairs rising to the first floor, this versatile space is ideal for both relaxing and entertaining.



#### Kitchen/Utility/WC

A well-appointed fitted kitchen, continuing the wood-effect laminate flooring, and featuring a stylish range of solid wood grey base units with matching drawers and solid wood work surfaces. The space is enhanced by ceiling spotlights and a central heating radiator, creating a bright and practical environment. Integrated appliances include a dishwasher, alongside a New World gas double oven with a five-ring burner, complemented by a steel splashback and extractor hood. Additional open shelving provides useful extra storage. A rear-facing double-glazed window allows for natural light, while a composite door with obscured glazed panels leads out to the rear patio. Further access is provided to the utility area and guest WC, adding to the kitchen's convenience and functionality.

#### Stairs & Landing

Fully carpeted stairs lead to a bright and well-presented landing, featuring integrated book shelving and a painted wood balustrade with matching handrail. The space is served by a ceiling light point and provides access to the loft. Doors lead off to Bedroom One, Bedroom Two, and the family bathroom, completing the first-floor accommodation.



#### Bedroom One

A spacious double bedroom featuring attractive painted wood floorboards and fitted wardrobes, offering excellent storage. The room is enhanced by a ceiling light point and central heating radiator, ensuring comfort throughout. A front-facing double-glazed window with stylish shutters provides plenty of natural light, while original oak doors add character and charm to this inviting space.

#### Bedroom Two

A generously sized second double bedroom, fully carpeted and offering a comfortable and versatile space. The room features a ceiling light point, central heating radiator, and a rear-facing double-glazed window providing natural light. There is ample room for a large wardrobe, dressing table, and additional bedroom furniture, making this an ideal guest room, family bedroom, or home office.

#### Family Bathroom

A recently refitted and beautifully modernised family bathroom, finished to a high standard. The space features tiled flooring and partially tiled walls, complemented by contemporary ceiling spotlights. The suite includes a low-level flush WC, a panelled bath with mixer tap and shower over, and a separate large shower enclosure with rainfall shower and glass screen. A ceramic hand basin with vanity unit beneath provides practical storage, while a stainless steel heated towel radiator adds a touch of luxury. Further benefits include an extractor fan, central heating radiator, and a large obscured double-glazed window to the side elevation, allowing for natural light while maintaining privacy.





### Bedroom Three

Located on the basement level, this versatile room is currently utilised as a second lounge. It features a bay-style window to the front aspect, allowing for natural light, and is fully carpeted with a ceiling light point and central heating radiator. Equally suited as a generous double bedroom, this adaptable space offers excellent flexibility, whether used as additional living accommodation, a guest room, or a home office.

### Bedroom Four

A well-presented basement bedroom, fully carpeted and thoughtfully designed with built-in storage cupboards, drawers, and a fitted home office desk. The room benefits from a ceiling light point and central heating radiator, and offers flexible use as either a single or double bedroom, or an ideal workspace for those working from home.

### Rear Courtyard

A private, walled and gated rear courtyard, laid to patio for low-maintenance outdoor living. The space benefits from a wooden gate providing both rear and side access, making it practical as well as secure.

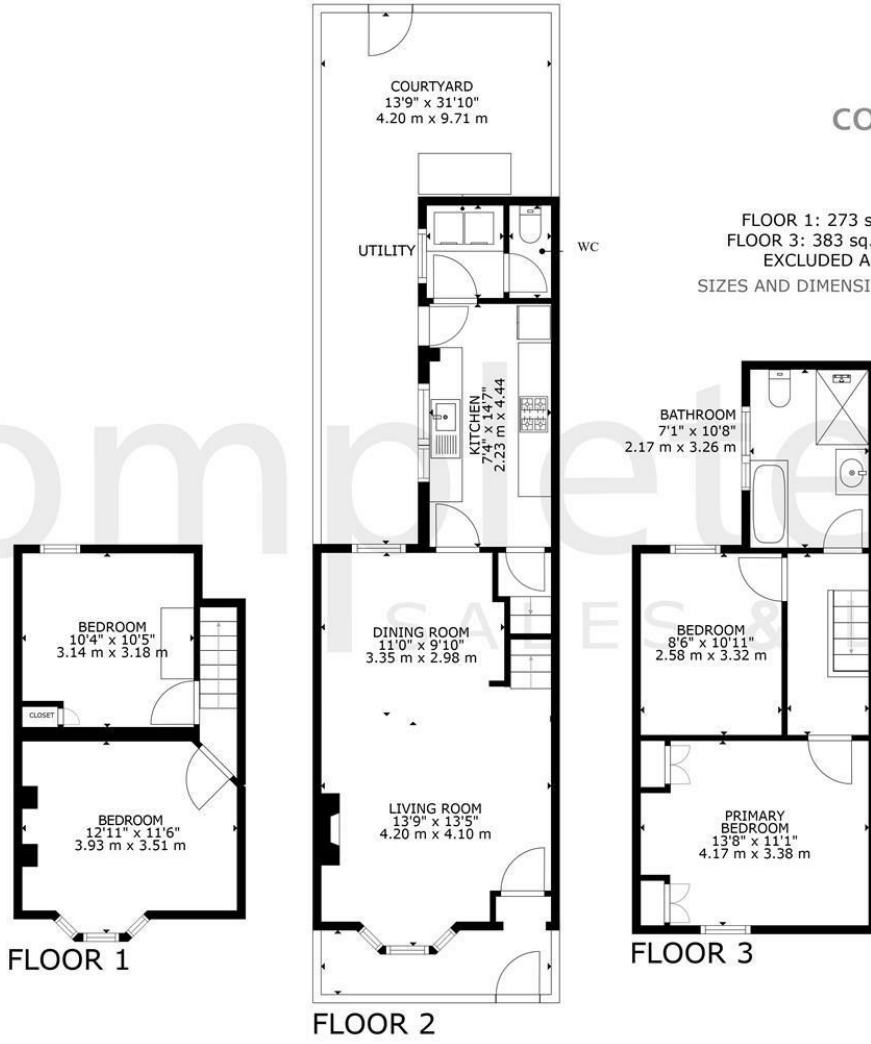
### Location

Situated within a highly desirable conservation area, this property is conveniently located within walking distance of Leamington Spa town centre and its excellent range of amenities. The town offers an array of elegant period architecture, alongside a vibrant selection of cafés, restaurants, bars, and boutique shops, as well as beautifully maintained parks all close by.

Transport links are superb, with easy access to major road networks and a nearby rail station offering direct services to London in just over an hour, making this an ideal location for commuters. The property also benefits from exceptional school catchment options, with a wide choice of highly regarded state and private schools in the surrounding area, making it particularly appealing for families.

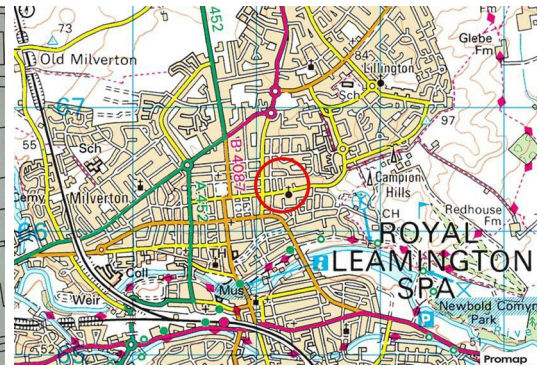
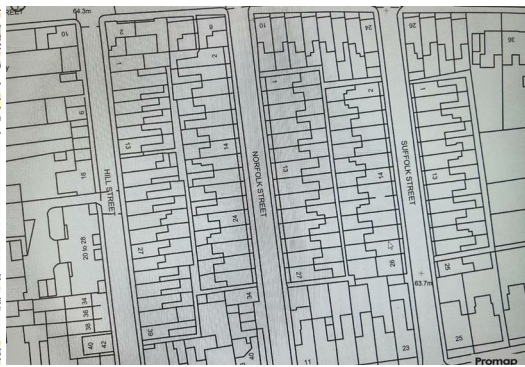


GROSS INTERNAL AREA  
 FLOOR 1: 273 sq. ft, 25 m<sup>2</sup>, FLOOR 2: 464 sq. ft, 43 m<sup>2</sup>  
 FLOOR 3: 383 sq. ft, 35 m<sup>2</sup>, TOTAL : 1,120 sq. ft, 103 m<sup>2</sup>  
 EXCLUDED AREA: COURTYARD: 273 sq. ft, 25 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



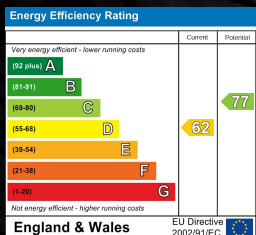


- Victorian End Terrace
- Four Bedrooms
- Lounge/Diner
- Refitted Family Bathroom
- Walking Distance To Town Centre
- Basement Conversion
- Stylish Kitchen/Utility
- Guest WC
- Courtyard Garden
- Viewing Essential



## NORFOLK STREET, LEAMINGTON SPA

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

**complete** ●●●  
 SALES & LETTINGS