RUGBY ROAD, MILVERTON

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SALES & LETTINGS

An exceptional extended Victorian terrace located in the highly desirable Milverton area of North Leamington Spa. This substantial and beautifully presented period home blends character charm with stylish modern living, centred around a stunning open-plan kitchen/diner with glass roof extension, ideal for entertaining and opening onto a professionally landscaped south-facing garden. The property offers a welcoming entrance hallway with stylish tiled flooring, alongside an elegant lounge/sitting room with feature log burner and a convenient guest WC.
To the first floor are two generous double bedrooms and a luxurious four-piece family bathroom with freestanding bath and high-quality fittings. The current owners have significantly enhanced the property, including a full cellar conversion providing additional bedroom and utility space, complete landscaping of the rear garden, bespoke fitted wardrobes, a boarded loft, and the installation of Ca' Pietra Havana porcelain tiled flooring, creating a stylish and highly functional home ready to move into. Ideally positioned for highly regarded local schools, and within easy reach of Leamington town centre, the train station, and the town's renowned parks, this is a superb opportunity to acquire a character home in a prime location.

It's in the details…

Hallway
A painted timber door with glazed windows leading to the hallway which has colourful pattern tiled flooring, a three column white traditional radiator and a carpeted staircase to the first floor. Oak doors through to the lounge, sitting room and the dining kitchen.

Open Plan Lounge/Sitting Room
with a UuPVC double glazed bay window to the front, with modern fitted shutters. There is a woodburning stove on a black hearth, with an oak mantle. Two tall traditional three column white radiators and bespoke fitted alcove cabinets and shelving. Coving to ceiling and an oak & glazed door through to the kitchen diner.

Extended Kitchen Diner
A wonderful extended kitchen with a glass side return and large grey tiled flooring with underfloor heating. There is a handleless gloss white kitchen, with timber effect worktops and a large ceramic butler style sink with a surface mounted mix tap. There is space for a range style gas cooker, which has an extractor over, a Velux window to the ceiling, down-lights, mosaic style back-splash tiling, space and plumbing for a washing machine and their is a fitted dishwasher. There is a uPVC double glazed window, housing for an American style fridge, oak door to a WC and French doors to the garden. Door to the cellar conversion.

Guest WC
With a continuation of the large tiled flooring & underfloor heating, there is a toilet, with a sink unit above and a mixer tap. Down-light and orange tiling and feature wallpapered wall.

Landing
A carpeted landing with a painted balustrade & handrail. Modern doors through to the two bedrooms and bathroom.

Bedroom One
A large full width double bedroom, beautifully decorated with a tall three column, white traditional radiator, a painted feature fireplace, and two alcove fitted heritage style wardrobes with high-level cupboards. There is a uPVC double glazed window and a uPVC double glazed bay window to the front.

Bedroom Two
A double bedroom decorated in a delightful children's theme, which includes fitted heritage style wardrobes with high-level cupboards, painted original feature fireplace, a two column traditional white radiator and there is a uPVC double glazed window.

Bathroom
A very stylish four piece bathroom which includes black hexagon style tiled flooring, a floor standing 'egg' shaped bath and wall fitted mixer tap. There is a toilet, floating vanity storage with two surface mounted sinks with more wall-fitted mixer taps. There's a large glass walk-in shower enclosure, with a 'rainfall' mains shower and a held handheld shower attachment. There is white brick tiling to the walls, a large heated LED mirror with Bluetooth speakers. There is a uPVC double glazed window, a white plate towel radiator, a glass block window, an extractor and down-lights.

Lower Hall
A carpeted staircase leads down to the pattern tiled corridor, there is space for a dryer. Door through to the third bedroom.

Bedroom Three
With down-lights, traditional three column radiator, storage cupboards hiding the metres and there is a timber double glazed window.

Rear Garden
A low maintenance, beautifully landscaped South facing garden, with wonderful Italian porcelain tiled patios, artificial lawn retained with thick sleepers, there is brick retaining walling and raised sleeper bedding. There are outdoor plug sockets, lighting and a water tap. Timber gate to the wide rear access passage.

Location
A Victorian end-terraced house in the popular North West area of Leamington Spa called Milverton, in a sought-after conservation area, walking distance to the train station and the town centre. Leamington Spa is famous for its Jephson Gardens on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques, high-street shopping, cafes, restaurants, bars and activities for all ages. The area has some excellent schools, such as Brookhurst Primary School, Trinity School, Milverton Primary and great private schools notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa train station is around a 15-minute walk, (trains to London Marylebone from 70 mins and Birmingham from 31 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).

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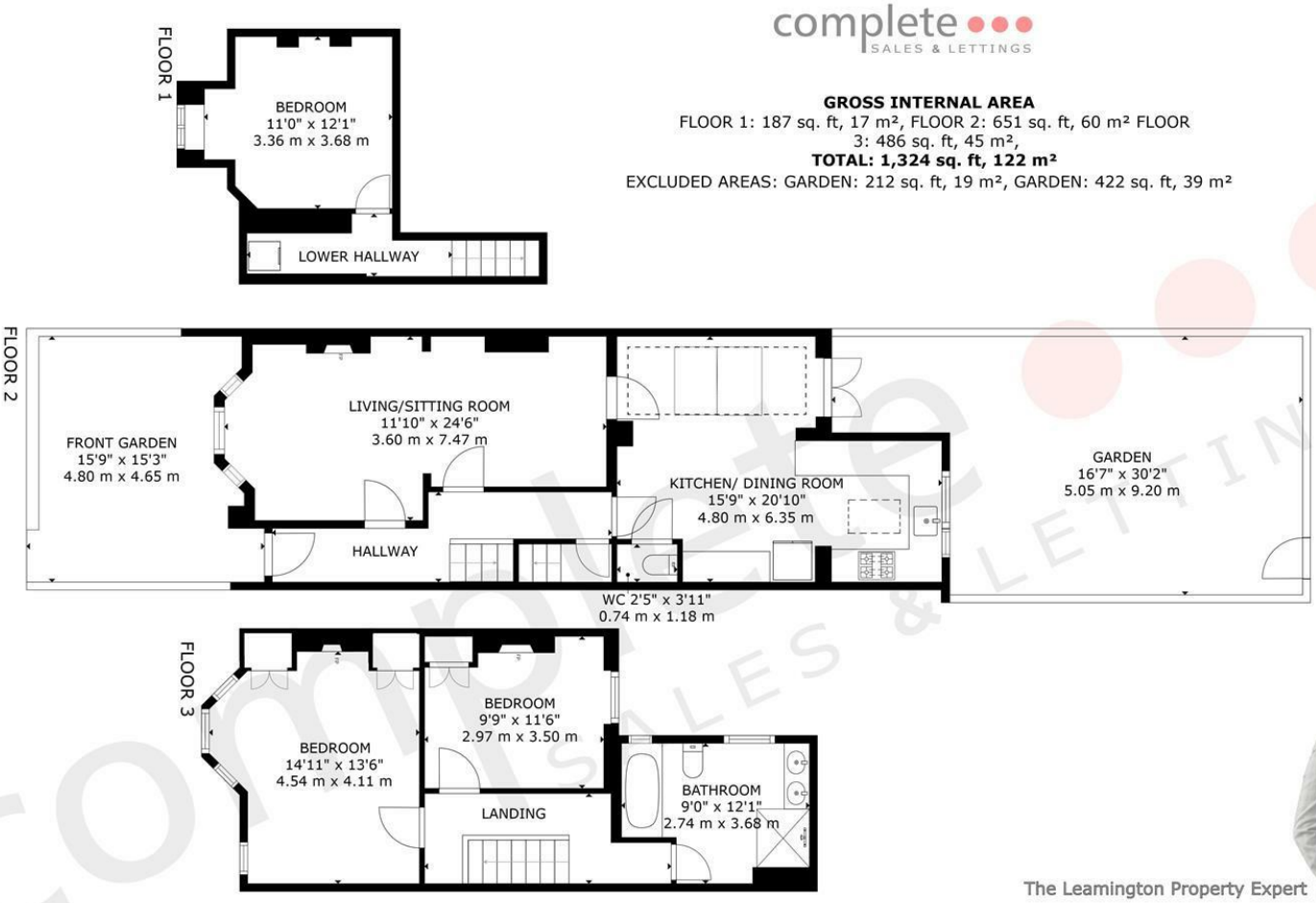
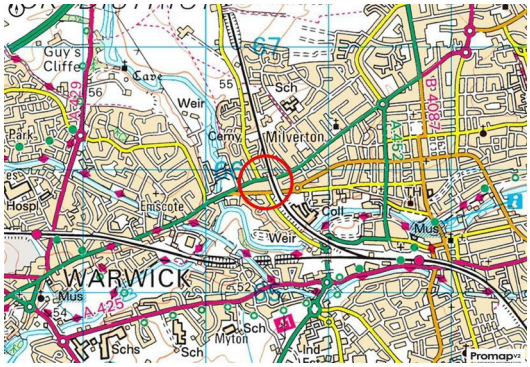
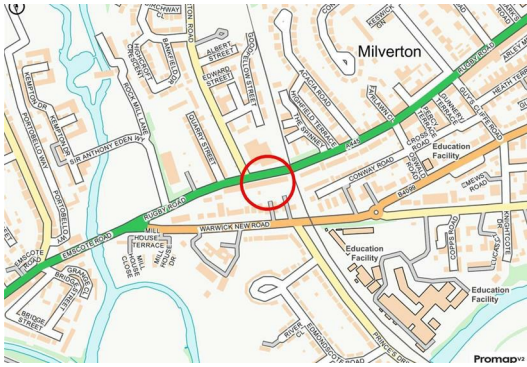
GROSS INTERNAL AREA
FLOOR 1: 187 sq. ft, 17 m², FLOOR 2: 651 sq. ft, 60 m² FLOOR 3: 486 sq. ft, 45 m²,
TOTAL: 1,324 sq. ft, 122 m²
EXCLUDED AREAS: GARDEN: 212 sq. ft, 19 m², GARDEN: 422 sq. ft, 39 m²



The Leamington Property Expert

- Victorian Stylish Terrace
- Extended Glass Kitchen
- Guest WC & Utility Space
- Upstairs 4 Piece Bathroom
- North Leamington/ Milverton
- Three Bedrooms
- Bay Fronted Living/Sitting Room
- Fully Renovated Cellar
- South Facing Landscaped Garden
- Great School Catchments





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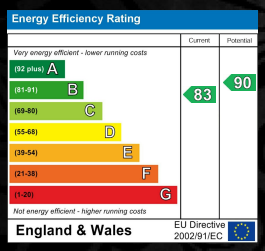
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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