



STRATHEARN ROAD, NORTH LEAMINGTON

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SALES & LETTINGS



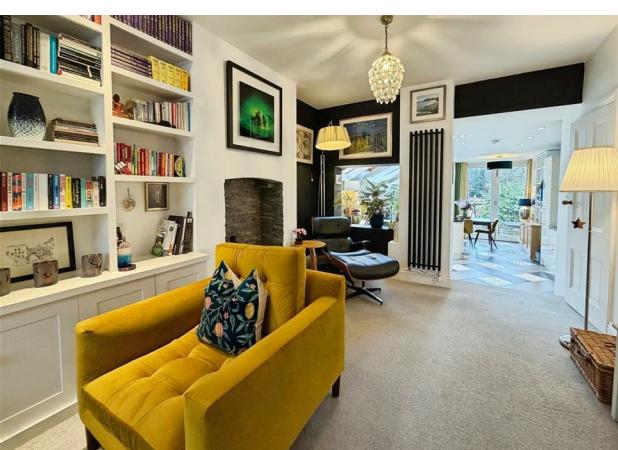
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FOR SALE





A beautiful example of an outstandingly presented and extended Edwardian townhouse, built in 1905, positioned within the highly sought-after conservation area of North Leamington Spa. The property offers an inviting entrance hall, an impressive bay-fronted living room, and a striking glass-roofed kitchen-dining extension designed for modern living, complemented by a guest WC. The first floor provides two well-proportioned bedrooms, a dedicated study area and a stylish family bathroom, while the full-width loft conversion creates an exceptional principal bedroom with extensive built-in storage. Externally, the low-maintenance rear garden offers a private outdoor retreat. Perfectly located within walking distance of the town centre, train station, boutique shops and beautiful parks, the property is also ideally placed for highly regarded local schools including Milverton Primary, Brookhurst Primary and North Leamington School.



It's in the details...

Hallway

A timber painted entrance door leads into the hallway, which has timber effect laminate flooring, a radiator, door through to lounge diner and carpeted staircase leads to the first floor.

Large Lounge



Extremely stylish double room space which is beautifully plastered, has quartz tiled chimneys one with a wood-burning stove. A beautiful timber double glazed sash bay window to the front with modern fitted shutters and wonderful bespoke bookcase & shelving with fitted cupboards. Central ceiling lighting and detail lighting. Square opening through to the kitchen diner and large open walkway with steps to the kitchen diner. Door to the guest WC.

Guest WC

With a concealed waste toilet, vanity storage unit, with a butler style ceramic sink, worktop and surface mounted mixer tap. There is tiling to the floor and toilet.

Kitchen Dining Room



A glass roof extended beautiful space. Which has been wonderfully decorated and has a gloss white curvature handleless kitchen with granite worktops and one and a half bowl stainless steel sink and surface mounted mixer tap. There is tiled flooring throughout the space which has underfloor heating, there is a fitted fridge freezer, fitted double oven, and a four-ring induction hob with tiled splashback and extractor. There is under counter lighting, a fitted dishwasher, and a fitted washing machine. There is a timber double glazed bifold door and also a glazed timber door to the garden.

Landing



A spacious landing which is well decorated, has built in storage cupboards and high-level cupboards. Downlights, solid painted doors through to two bedrooms and bathroom. Door to the stairwell to the loft bedroom. There is a useful study area with feature wallpaper and a uPVC double glazed window with view of the park behind. Open under stair storage. Fitted shelving and boiler cupboard with the gas Worcester boiler.

Bedroom One



A large spacious bedroom with two timber double glazed sash windows to the front that have been fitted with modern shutters. There is a feature painted wall, with lighting, there is a radiator, two fitted wardrobes and a dressing area.

Bedroom Three

A good size third bedroom which has a uPVC double glazed window to the rear elevation, a white stylish radiator and a high-level timber window. Feature wallpaper wall.

Bathroom



A stylish bathroom fitted with a white corner jacuzzi bath with a contrasting red tile and wall fitted chrome shower with rainfall and handheld attachment. A concealed waste toilet, a timber vanity storage unit with granite shelf and bowl sink with surface mounted mixer tap. Fitted mirror cabinet and a chrome towel radiator. There is downlighting and it is fully tiled.

Loft Bedroom Two

A carpeted staircase leads to the loft room, which has a useful tiled shelf and lighting into the full width bedroom, which has two large timber Velux windows with fitted blackout blinds. There is fitted wardrobes and lots of fitted eaves storage cupboards. There is also wall lighting and a radiator.

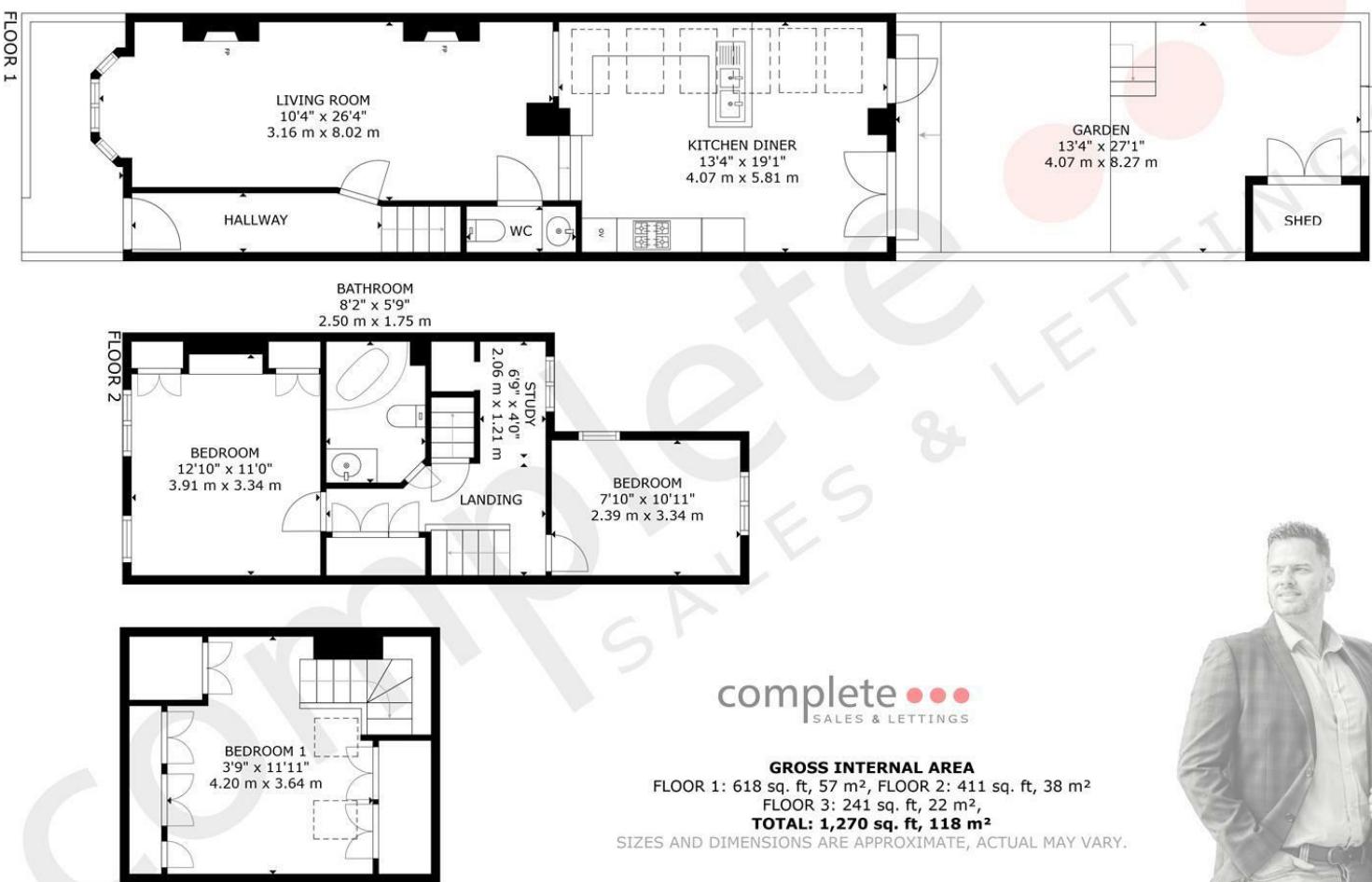
Rear Garden

A two tier garden which has slate large patio with brick steps that lead to a cobbled lower level which has brick retained bedding. The garden is retained with brick walling and has a gate to the passage to the rear. There is outdoor lighting, tap and electric socket.

Location

Strathearn Road is within the conservation area and occupies a sought-after location approximately half a mile northwest of the Royal Spa town centre, just off Rugby Road. The immediate area includes some of the town's notable period buildings in nearby Beauchamp Hill, Clarendon Crescent, and Milverton Crescent. Located a 15-minute walk from the train station, from which hourly fast trains run to London. Convenient for everything Leamington Spa has to offer - there is an excellent choice of high street and boutique shops,





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GROSS INTERNAL AREA

FLOOR 1: 618 sq. ft, 57 m², FLOOR 2: 411 sq. ft, 38 m²

FLOOR 3: 241 sq. ft, 22 m²,

TOTAL: 1,270 sq. ft, 118 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

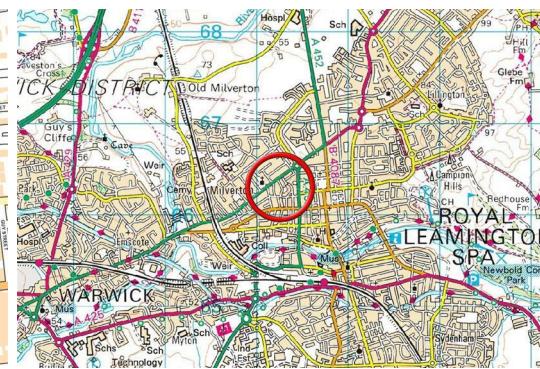


restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, and a range of excellent private and state schools, it is a very popular place to live and has been voted the happiest place to live in Great Britain in Rightmove's 2017 Happy at Home Index. The Sunday Times also recently listed Leamington as one of the best places to live in the UK.



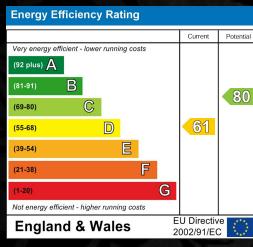


- 1905 Edwardian
- Loft Extension
- Large Lounge
- Guest WC
- Trendy Conservation Area
- Glass Kitchen Extension
- Three Bedrooms
- Upstairs Bathroom
- Beautifully Presented
- Walking Distance To Town



STRATHEARN ROAD, LEAMINGTON SPA

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



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