



15 Ophelia Drive

Leamington Spa, CV34 6XJ


Spa Estates
— est. 1986 —

























15 Ophelia Drive

Situated within the highly sought-after Warwick Gates development, this attractive family home enjoys a convenient position close to excellent local amenities, well-regarded schools, Warwick and Leamington Spa town centres, and superb transport links including the A46, M40 and nearby railway stations.

Offering well-proportioned accommodation throughout, the property is ideally suited to families, professionals and downsizers alike, benefiting from a private rear garden, driveway parking and well-presented interiors.

Entrance Hall

A welcoming entrance hall featuring a part glazed entrance door, radiator, useful under-stairs storage cupboard, and staircase rising to the first floor.

Cloakroom/WC

Fitted with a low-level WC and corner pedestal wash hand basin.

Living / Dining Room

A spacious dual-purpose reception room, featuring French doors to the rear garden and hard flooring throughout.

Kitchen

A comprehensive range of shaker style wall and base units, granite look worktops, inset stainless sink with mixer tap, and a selection of integrated appliances

Bedroom One

A generous double bedroom positioned at the front of the property, benefiting from integrated wardrobe, hard-flooring, two double windows and radiator.

Bedroom Two

Facing the rear of the property, carpeting to floors, double glazed window and radiator.

Bathroom

Comprising a shower over bath, pedestal wash basin, low-level WC and part tiled walls.

Outside - Front

The property enjoys an attractive position with a long front garden with mature shrubbery and paved pedestrian pathway.

Garage and driveway

A particularly impressive feature of the property, this good-sized garage provides excellent storage and workshop space. Equipped with an up and over garage door, lighting and power.

Back Garden

The rear garden is generously sized and low maintenance. The garden is enclosed by timber fencing, creating a private and pleasant outdoor environment.

Location: Leamington Spa

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

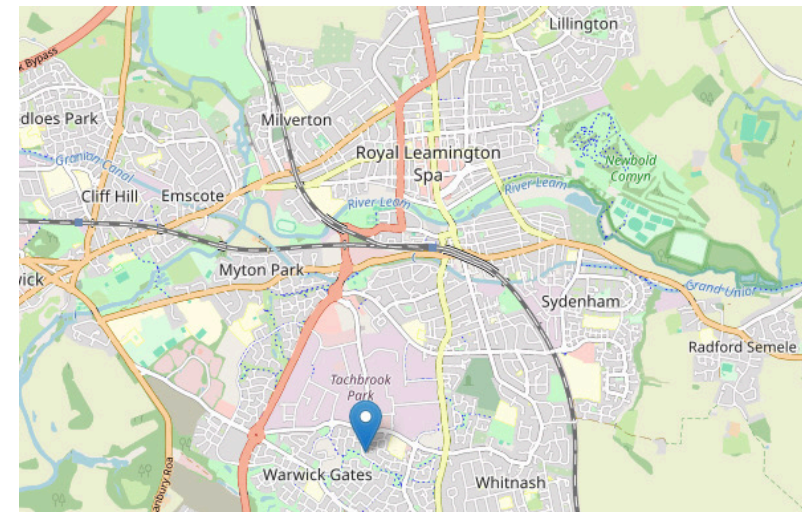
Services: Mains water, gas, electricity, drainage and telephone.

Local Authority: Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website: spaestates.com





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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01926 754080

info@spaestates.com

spaestates.com

7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL



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