



CONWAY ROAD, NORTH LEAMINGTON

complete ●●●  
SALES & LETTINGS





A Beautifully Renovated & Extended Detached Dormer Bungalow — Milverton, North Leamington. A truly impressive and thoughtfully renovated detached dormer bungalow, originally built in the 1960s and transformed into a wonderfully contemporary home with a striking open-plan feel. Nestled within a peaceful cul-de-sac in the highly sought-after Milverton area of North Leamington Spa, the property enjoys an enviable position within walking distance of the vibrant town centre, beautiful open parkland and the mainline railway station — making it an exceptional choice for those seeking both style and convenience.

The versatile accommodation comprises a welcoming entrance hall, a generous open-plan living room with study area, a spectacular kitchen diner, a ground floor double bedroom with en-suite shower room, and — rising to the first floor — two further spacious double bedrooms, both with fitted wardrobes, a stunning bathroom and a broad landing with an abundance of deep storage. To the front, a sweeping in-and-out driveway provides parking for two to three vehicles, whilst to the rear a beautifully landscaped, low-maintenance garden completes this quite remarkable home.

This is a property that truly must be seen to be fully appreciated — whether you are searching for something special or considering the convenience of single-storey living with the added benefit of first-floor space.

#### Property Details...

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#### Entrance Hall

A bold and stylish first impression is made via a large black composite entrance door, complemented by frosted double-glazed matching side panels, opening into a generous and welcoming hallway. The space immediately hints at the open-plan character within, with an easy flow through to the living room and a door leading to the ground floor bedroom.

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#### Living Room

A wonderfully spacious and light-filled open-plan reception room, finished to an exceptional standard throughout. Stunning herringbone-laid Kardean luxury vinyl flooring with detailed border boards sets the tone beautifully, whilst a decorative chimney breast provides an elegant focal point. Black aluminium-framed double-glazed French doors and windows open to the rear garden, with further windows to the front elevation ensuring the room is bathed in natural light throughout the day.

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#### Kitchen Diner

A truly spectacular kitchen and dining space that continues the flowing Kardean luxury vinyl flooring from the living room, creating a seamless and cohesive feel. A striking curved feature wall and black aluminium double-glazed doors with matching side windows lend real architectural interest to the room.

The kitchen itself is sleek and contemporary, fitted with matt white units and contrasting grey cabinetry, all finished with stylish black handles and complemented by elegant grey quartz worktops. A sunken one-and-a-half bowl Franke sink with engraved drainer and a surface-mounted mixer tap adds a refined touch, whilst the four-ring gas hob sits beneath a quality Bosch extractor hood against a black glass splashback.

Integrated appliances include a fitted oven, microwave oven, full-size dishwasher, pull-out drawer units and a fitted fridge freezer — a truly comprehensive specification. White brick-style splashback tiling, an abundance of downlighting and perfectly positioned pendant lights above the dining area complete what is an outstanding kitchen.

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#### Ground Floor Bedroom

A beautifully presented double bedroom featuring a fitted sliding wardrobe, recessed downlighting and underfloor heating for year-round comfort. A black double-glazed window to the front elevation is dressed with a black gloss shelf, adding a considered finishing touch. A door leads through to the en-suite.

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#### En-Suite Shower Room

A spacious and highly stylish en-suite finished to an exceptional standard. Features include beautifully patterned floor tiling, a large walk-in shower enclosure with a static glass screen and mains-fed shower with wall boxing, a floating basin with mixer tap and a floating concealed-cistern WC with chrome push-button flush. A fitted mirror cabinet with useful shelf, recessed downlighting, underfloor heating, an extractor fan and a frosted double-glazed window with black gloss shelf complete this impressive facility.

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#### First Floor Landing

A spacious and practical landing with recessed spotlighting and a truly impressive full wall of deep storage cupboards concealed behind elegant sliding doors. Contemporary doors lead through to both double bedrooms and the family bathroom.

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#### Bedroom One

A generous and beautifully decorated double bedroom, enjoying natural light from two timber-framed Velux roof windows, each with fitted blinds. A radiator and fitted wardrobes ensure the room is as practical as it is attractive.

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#### Bedroom Two

An equally spacious and attractively presented double bedroom, again benefitting from two



timber-framed Velux roof windows with fitted blinds, a radiator and fitted wardrobes — a well-proportioned room that would suit a variety of purposes.

#### Family Bathroom

A truly stunning bathroom, finished with impressively tall tiled walls and beautifully patterned floor tiling throughout. The suite comprises a floating concealed-cistern Titan WC with chrome push-button flush, a floating hand-basin with chrome mixer tap, a large walk-in shower enclosure with static glass screen and a mains-fed shower. A chrome heated towel radiator, a useful storage cupboard and a black double-glazed window complete this exceptional room.

#### Rear Garden

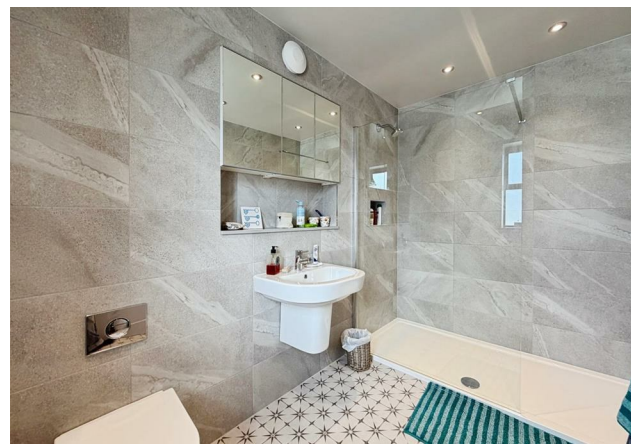
A beautifully landscaped and thoughtfully designed low-maintenance rear garden, fully paved for ease of upkeep and enhanced by outdoor lighting throughout. Rustic raised planting beds overflow with flowers and greenery, adding colour and character, whilst timber-clad backdrops lend a contemporary finish. A useful garden shed with convenient access through to the front of the property completes the outside space perfectly.

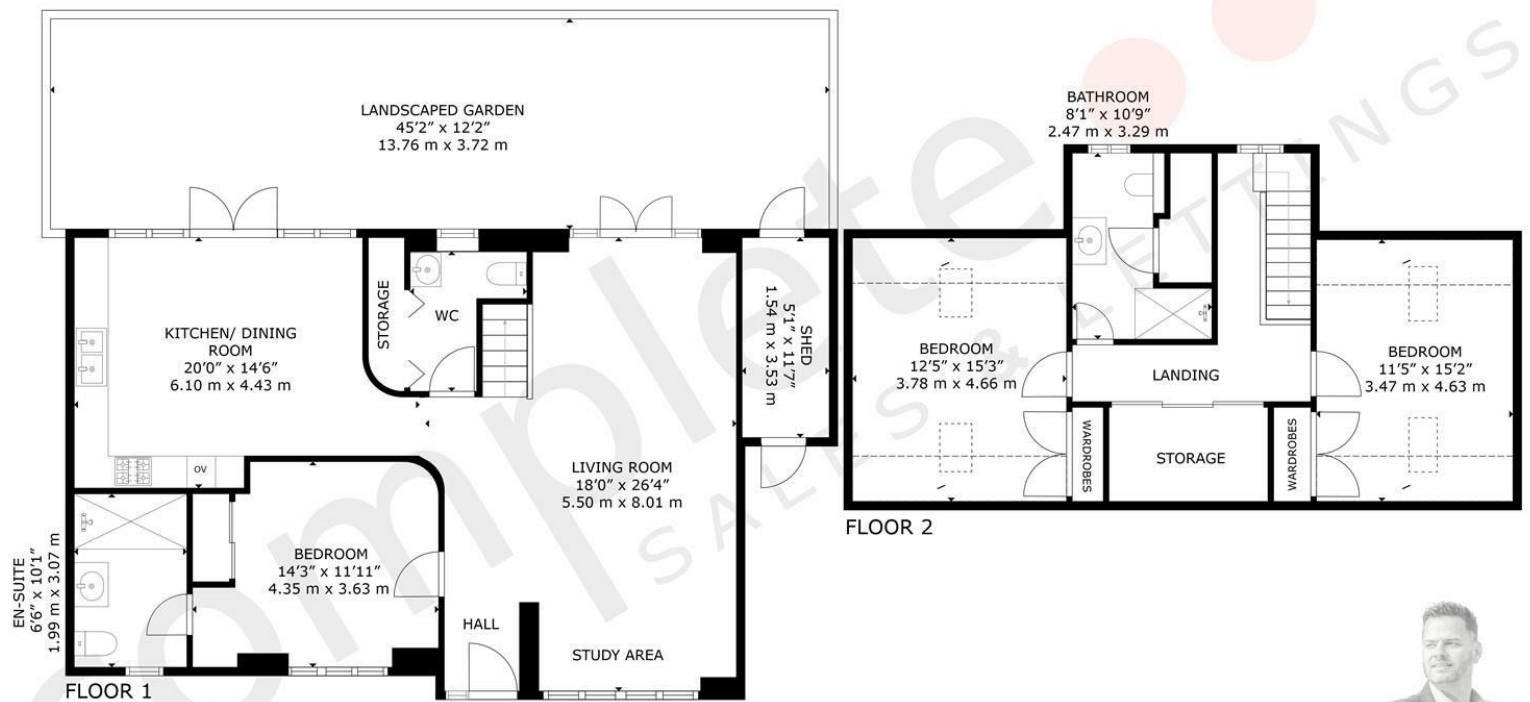
#### Front Garden & Driveway

To the front, a handsome stoned in-and-out driveway with rendered boundary walls provides off-road parking for two to three vehicles. Timber sleeper-retained planting beds with flowers add kerb appeal, and a canopied step leads up to the front entrance door. Outdoor lighting and a paved area adjacent to the shed ensure both practicality and presentation are equally well considered.

#### Location

Conway Road, in the sought after location of Milverton, North West Leamington, approximately half a mile away from the centre of the Royal Spa town. The immediate area includes some of the town's special period buildings in nearby Beauchamp Hill, Clarendon





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GROSS INTERNAL AREA  
 FLOOR 1: 1,041 sq. ft, 96 m<sup>2</sup>, FLOOR 2: 527 sq. ft, 49 m<sup>2</sup>  
 TOTAL: 1,568 sq. ft, 145 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 551 sq. ft, 51 m<sup>2</sup>, REDUCED HEADROOM: 125 sq. ft, 11 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



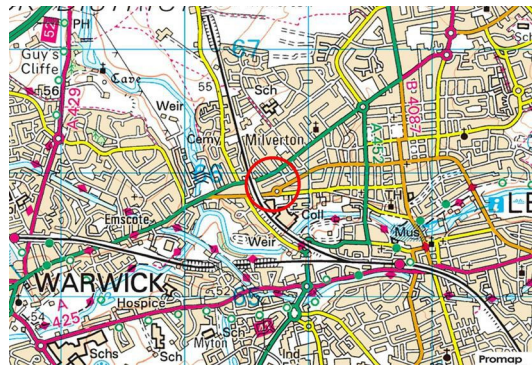
Crescent, and Milverton Crescent. Located a 15-minute walk from the train station, from which half hourly fast trains run to London and Birmingham. Convenient for everything. Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, 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.





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**FOR SALE**

- A 1960's Renovated Home
- Three Spacious Bedrooms
- Lounge With Study Area
- Low Maintenance Garden
- Peaceful Cul-De-Sac
- Dormer Detached Bungalow
- Two Bathrooms
- Dining Kitchen
- In-And-Out Drive
- Very Popular North Leamington



## CONWAY ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-58) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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