



KINGLAND DRIVE, MILVERTON

complete ● ● ●
SALES & LETTINGS





A spacious and beautifully extended 1970s detached family home, occupying a generous corner plot in a peaceful cul-de-sac on the highly regarded Avonside development in North East Leamington Spa. The property enjoys a wonderful position backing onto mature trees bordering the River Avon, providing a beautiful and private outlook. This impressive family home comprises an entrance hall, guest WC, spacious living room, an outstanding extended kitchen/diner with a quartz central island, study area with bespoke handmade storage, four bedrooms, en-suite shower room and a contemporary family bathroom. Outside there is off-road parking for four vehicles, a landscaped south-west facing rear garden, and the former double garage has been professionally converted into a superb gym. Further benefits include solar panels, a Zappi EV charging point and excellent access to highly regarded local schools including Brookhurst Primary School and Trinity Catholic School. Wonderful riverside walks are on the doorstep, leading towards The Saxon Mill and Warwick.

Property Details...

Entrance Hall

A composite entrance door leads into the welcoming hallway, which has a fitted doormat, luxury vinyl tile flooring, radiator and a uPVC double glazed window. Carpeted staircase rising to the first floor and oak doors leading to the guest WC, living room and study area.

Guest WC

Luxury vinyl tile flooring, floating vanity wash hand basin with chrome mixer tap and glass mosaic splash-back tiling. Low-level WC, radiator, down-lights and a uPVC double glazed window.

Living Room

A spacious full-width living room featuring a contemporary log-burning stove set upon a large slate hearth. Radiator, spotlights, oak door through to the kitchen/diner and double glazed bi-folding doors enjoying lovely views over the landscaped garden with a stunning backdrop of mature trees bordering the River Avon.

Kitchen Diner

A stunning extension with vaulted ceiling incorporating electric Velux roof windows, double glazed bi-folding doors to the side and a large uPVC double glazed window overlooking the garden. Beautiful handmade shaker-style solid timber kitchen with chrome cup handles and door knobs, complemented by marble-veined quartz worktops incorporating twin ceramic Butler sinks with surface-mounted mixer tap. Integrated Bosch dishwasher, intelligent corner storage cupboard, extensive deep pan drawers, Neff Hide & Slide oven, Neff warming drawer and Neff combination microwave oven. Large induction hob with glass splash-back and Neff extractor hood above. A substantial quartz centre island provides shelving, bin housing and a breakfast bar for stools. Luxury vinyl tile flooring continues throughout. Oak door to the utility cupboard together with further bespoke fitted cabinetry featuring oak interiors, handmade wine storage and housing for an American-style fridge freezer.

Study Area

Continuation of the luxury vinyl tile flooring. Bespoke fitted storage unit incorporating drawers and a large integrated wine fridge. uPVC double glazed window to the front elevation with contemporary fitted shutters and a radiator.

Utility Cupboard

Continuation of the luxury vinyl tile flooring. Space and plumbing for a washing machine with shelving above for a tumble dryer. Further high-level shelving, electric consumer unit and an electric Velux roof window.

Landing

Spacious landing with oak doors leading to the four bedrooms and family bathroom. Large pull-down loft hatch providing access to the part-boarded loft.

Bedroom One

A spacious principal bedroom with heritage-style oak fitted wardrobes, drawers and dressing table with fixed mirror. Further double oak wardrobe, bespoke alcove drawers with oak worktop, radiator, uPVC double glazed window with modern fitted shutters and oak door leading to the en-suite.

En-Suite

An elegant en-suite fitted with stone-effect floor tiles and matching splash-back tiling. Alcove shelving with feature down-lighting, walk-in shower with glazed sliding door, mains rainfall shower with handheld attachment, floating vanity unit with wash hand basin and chrome mixer tap, low-level WC, chrome heated towel rail, electric shaver point, down-lights and a uPVC double glazed window with fitted shutters.

Bedroom Two

A beautifully presented double bedroom with fitted oak double wardrobe, radiator and a uPVC double glazed window to the front elevation with contemporary fitted shutters.

Bedroom Three

A double bedroom with radiator and uPVC double glazed window enjoying attractive views over the rear garden and mature trees, complete with fitted shutters.



Bedroom Four

A well-proportioned bedroom with radiator and uPVC double glazed window overlooking the mature trees to the rear. Bespoke fitted bookcase with storage cupboards below.

Bathroom

Beautifully appointed with ceramic tiled flooring, a P-shaped bath with glazed shower screen, mains rainfall shower with handheld attachment and wall-mounted mixer controls. Oak vanity storage unit with Corian-style worktop incorporating a concealed cistern WC and large wash hand basin with chrome mixer tap. Chrome heated towel rail, electric shaver point, down-lights, airing cupboard with shelving housing the Worcester gas-fired boiler and a uPVC double glazed window with fitted shutters.

Drive & Front

Large tarmac driveway with blue brick borders providing off-road parking for up to four vehicles. Landscaped bark planting bed, blue brick pathway leading to the front entrance beneath a tiled canopy and a further tiled pathway leading to the side gate. Zappi EV charging point.

Double Garage/Gym

Professionally converted into an impressive home gym with rubber flooring, down-lights, wall lights, numerous power points and four roof light wells providing excellent natural light.

Garden

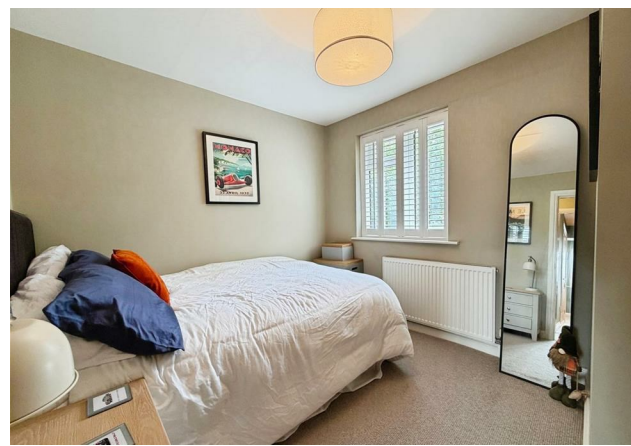
A beautifully landscaped south-west facing rear garden enjoying plenty of afternoon and evening sunshine. Large lawn with slate patios and pathways together with slate steps leading to a raised terrace featuring white rendered planting beds and two sets of bi-folding doors opening into the gym. Enclosed by a substantial brick wall with mature planting, two apple trees, wood store, outside lighting, external power points and gated side access.

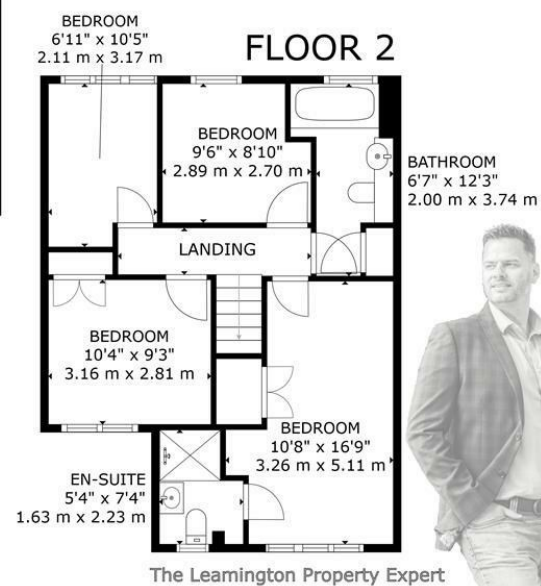
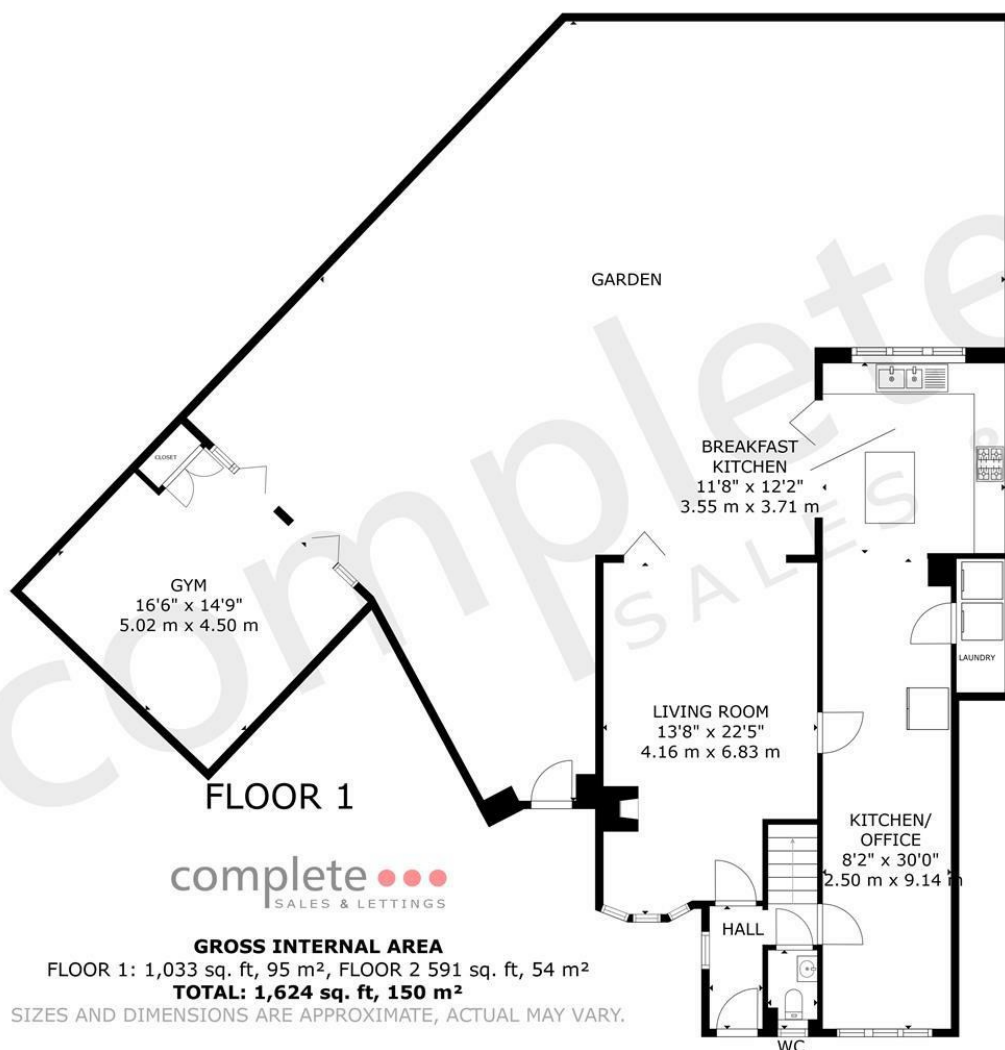
Solar Panels

There is a 4.38Kwh solar panel system with a Powerwall 2 battery.

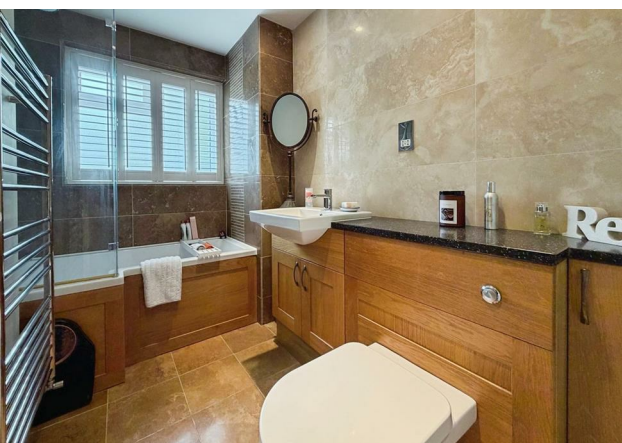
Location

Kingland Drive forms part of the highly desirable Avonside development in North East Leamington Spa, a peaceful residential area renowned for its attractive tree-lined surroundings, riverside walks and

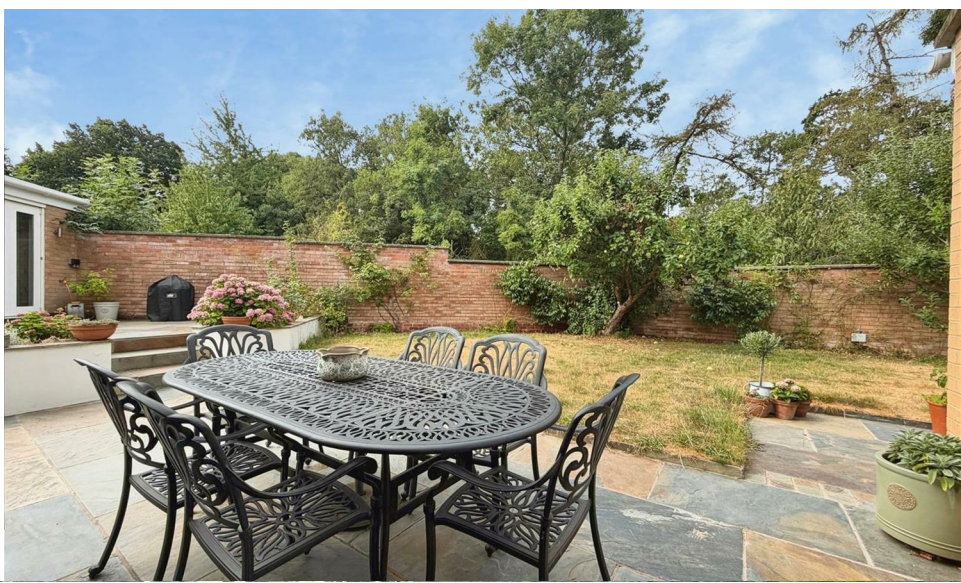




GROSS INTERNAL AREA
FLOOR 1: 1,033 sq. ft, 95 m², FLOOR 2 591 sq. ft, 54 m²
TOTAL: 1,624 sq. ft, 150 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



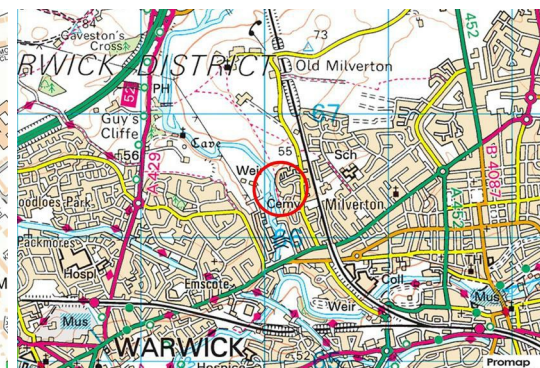
excellent family amenities. The property backs directly onto mature woodland bordering the River Avon, offering a wonderful sense of privacy together with scenic walks leading towards The Saxon Mill, Warwick and the surrounding countryside. The location is exceptionally convenient for families, being within easy reach of the highly regarded Brookhurst Primary School, Trinity Catholic School and North Leamington School, while Warwick School, King's High School and The King'sley School are also easily accessible. Leamington Spa town centre is just a short drive or cycle away, offering an excellent selection of independent shops, cafés, restaurants and bars, together with the beautiful Jephson Gardens and Victoria Park. Commuters are well served by Leamington Spa Railway Station with direct services to Birmingham and London Marylebone, whilst the nearby A46, M40 and Warwick Parkway Railway Station provide excellent transport links throughout the Midlands and beyond.





- An Extended Detached
- Four Bedrooms
- Stunning Quartz Kitchen
- En-Suite & Family Shower Room
- Corner Plot Garden

- 1970's Avonside development
- Solar Panels, Tesla Battery & Zappi EV Charger
- Fitted Bespoke Furniture
- Converted Double Garage To Gym
- Backing Onto Trees Along The River Avon



KINGLAND DRIVE, LEAMINGTON SPA

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

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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