



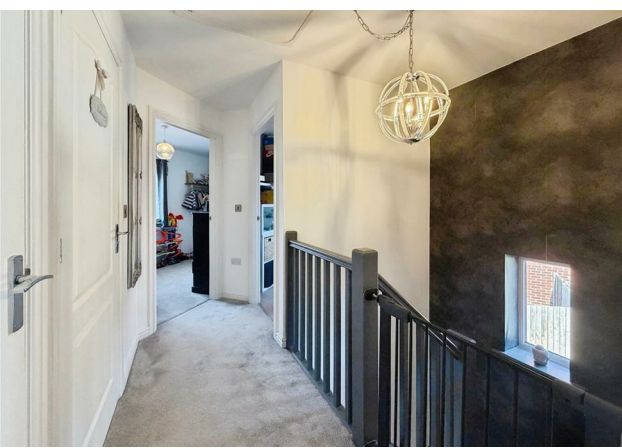
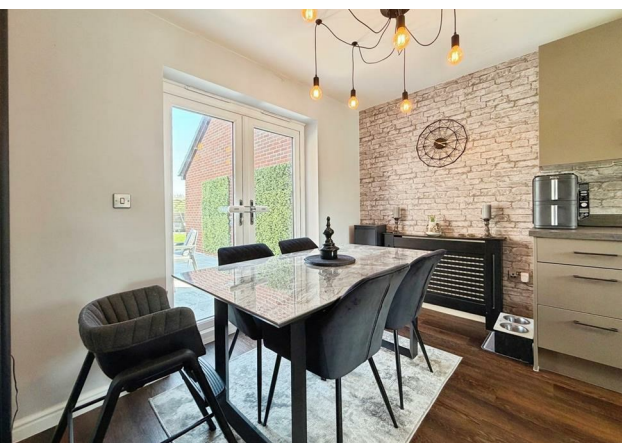
EMPEROR BOULEVARD,

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FOR SALE





A unique detached home built by the renowned builders AC Lloyd in 2015, situated within the highly sought-after Chesterton Gardens development in Whitnash, Leamington Spa. This beautifully presented property offers an entrance hall, guest WC, a bay-fronted living room, and a stylish open-plan kitchen diner ideal for modern family living. Upstairs are three well-proportioned bedrooms, including an en-suite to the principal bedroom, alongside a contemporary family bathroom. Externally, the home enjoys a stunning landscaped, low-maintenance rear garden with a fixed pergola and generous patio areas, perfect for outdoor entertaining. Further benefits include a detached garage, three parking spaces, EV charging point, and a peaceful family-friendly location surrounded by green spaces, conservation walks, and convenient access to the nearby Asda superstore and local amenities.

Property Details...

Hallway

A twin glazed composite entrance door leads into the hallway which has fitted doormat, luxury vinyl tile, electric consumer unit, a carpeted staircase leads to the first floor with under stairs storage cupboard. Doors to the lounge, guest WC and kitchen diner.

Guest WC

With a continuation of the luxury vinyl tile flooring, there is a corner hand basin with chrome mixer, a radiator, a toilet and an extractor.

Lounge

With luxury vinyl tile flooring, two radiators, a feature painted wall, a uPVC double glazed box bay window to the front and uPVC double glazed French doors to the garden.

Kitchen Diner

We have luxury vinyl tile flooring, feature brick wallpaper wall, uPVC double glazed French doors to the garden. There is a stylish kitchen with black handles and squared edge worktop, which includes a double oven, a four ring gas hob with black glass splash-back and an extractor over. Blanco black sink with mixer tap and instant boiling water tap, space and plumbing for a washing machine, space for a large American style cooker. There was a cupboard housing the gas boiler and a uPVC window to the front.

Landing

A carpeted landing which has a loft hatch, feature wallpaper wall with a uPVC double glazed window. Painted balustrade and doors to the three bedrooms and bathroom. Door to a deep storage cupboard.

Bedroom One

A double bedroom with feature wallpaper wall, a radiator, a uPVC double glazed window, two fitted wardrobes and door to the en-suite.

En-Suite

Fitted with luxury vinyl tiled flooring, a step-in shower enclosure, with a glass bi-fold door and a mains rainfall shower with handheld attachment. There is a pedestal hand wash basin with a chrome mixer tap, a toilet, a chrome towel radiator, an electric shaver point, down-lights, and extractor, tiled splash-back and a uPVC double glazed window.

Bedroom Two

A double bedroom with children's theme decoration, radiator, fitted wardrobes and a uPVC double glazed window.



Bedroom Three

A good size single bedroom with a radiator, texture painted walls and a uPVC double glazed window.

Bathroom

With a white deep bath with a chrome mixer, a pedestal hand wash basin with a chrome mixer tap, a chrome towel radiator, a toilet, an electric shaper point, luxury vinyl tile flooring, down-lights, an extractor, tile splash-backs and a uPVC double glazed window.

Garden

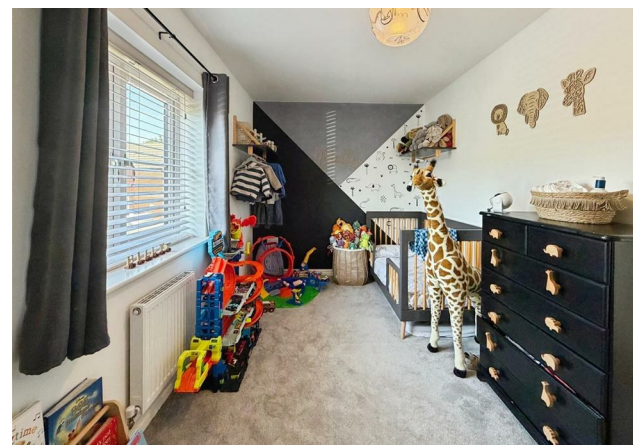
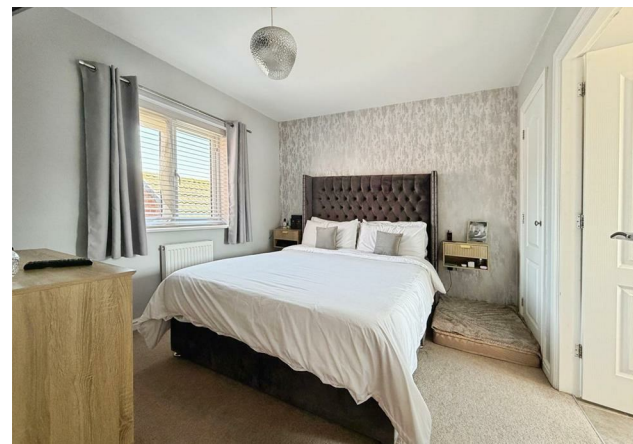
Really good sized landscaped garden, which has a large area of porcelain tile patio, a timber gate to the driveway and glazed door to the garage. There is sleeper built boxing for planting and a artificial lawn with further patio to the rear with fixed stylish pergola. Perimeter fencing.

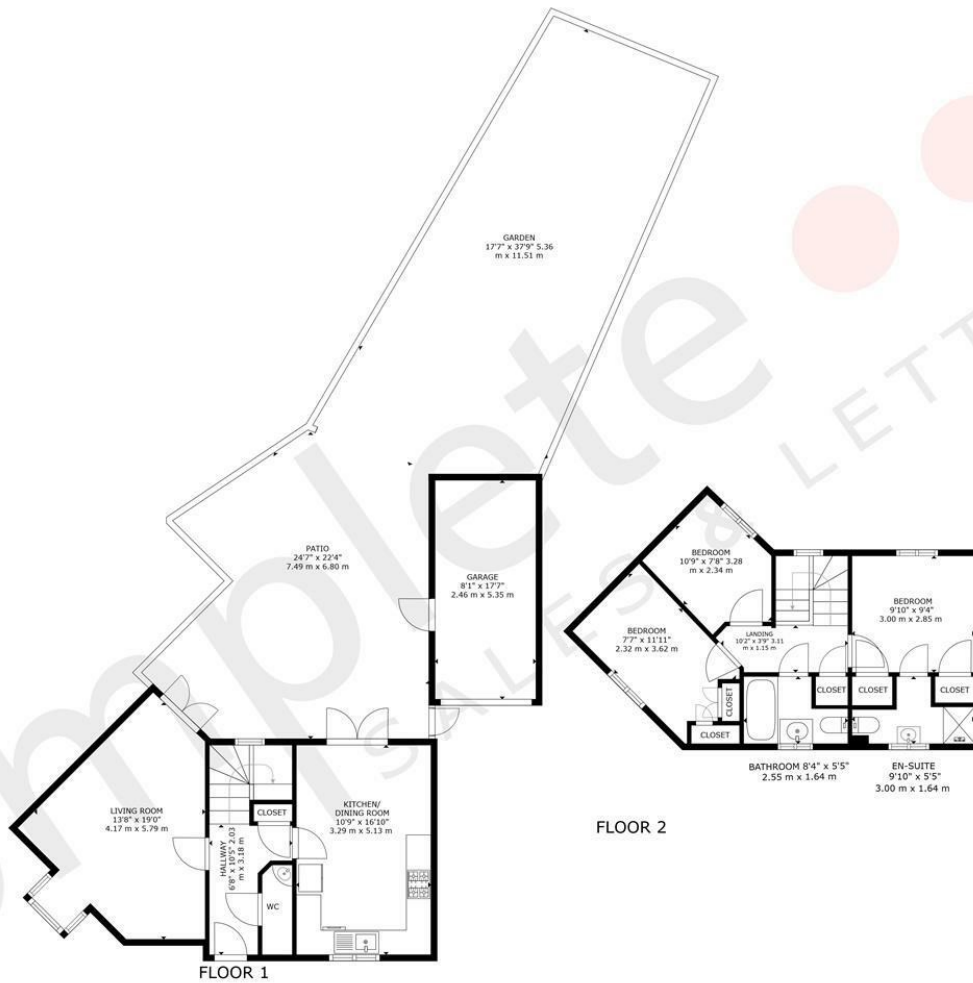
Parking & Frontage

There is tarmac drive for parking three cars. The front garden is slated with railings. There is a tiled porch canopy with lighting and an EV charging point.

Detached Garage

A detached brick built garage with strip-lighting, power and rubber matt flooring. There is a workbench and shelving. Boarded eaves storage,



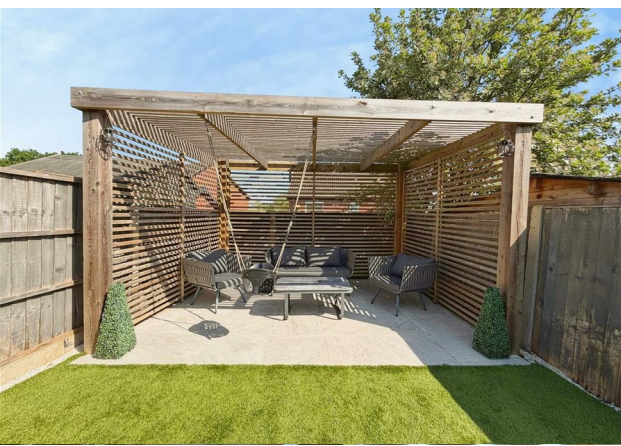


GROSS INTERNAL AREA
 FLOOR 1: 512 sq. ft, 47 m², FLOOR 2: 452 sq. ft, 41 m²
 TOTAL: 964 sq. ft, 88 m²
 EXCLUDED AREAS: GARAGE: 142 sq. ft, 13 m², PATIO: 1,013 sq. ft, 93 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



pedestrian glazed door and an up-and-over garage door.

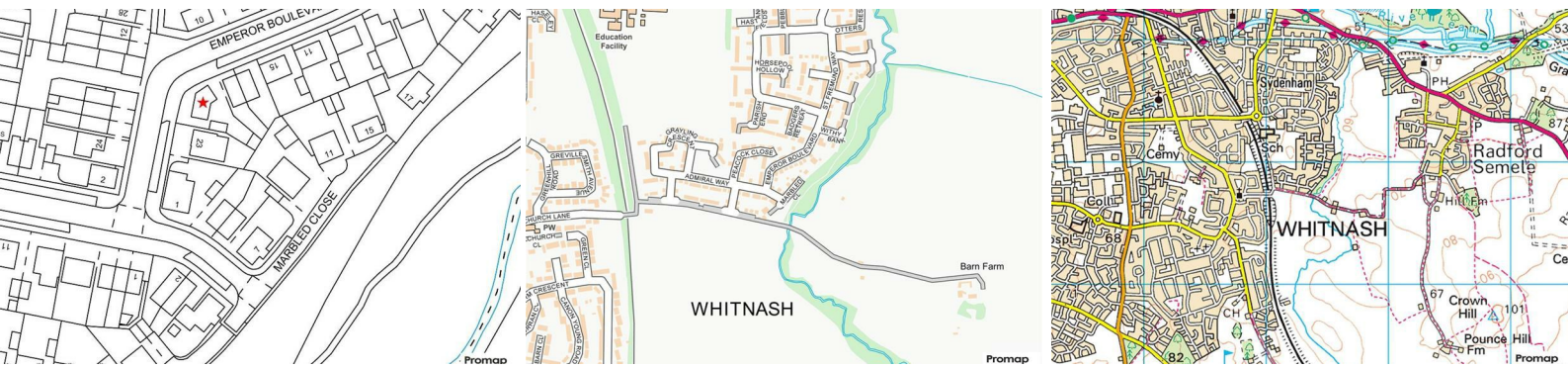
Location





- AC Lloyd Detached
- Built 2015
- Three Parking Spaces
- Guest WC & Living Room
- Landscaped Garden

- Three Spacious Bedrooms
- Popular Chesterton Gardens
- Stylish Kitchen Diner
- Bathroom & En-Suite
- Detached Garage



EMPEROR BOULEVARD, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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