



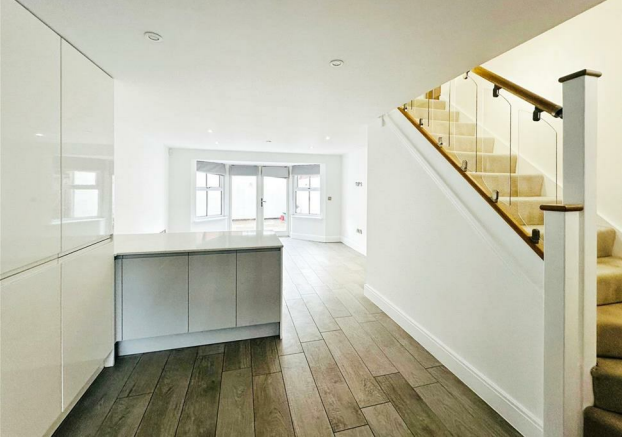
MILVERTON CRESCENT WEST, NORTH LEAMINGTON

complete ●●●
SALES & LETTINGS

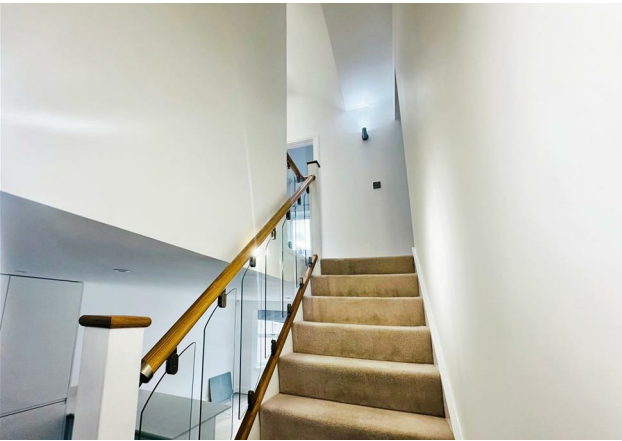


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SALES & LETTINGS

FOR SALE



A modern home situated in Milverton- North Leamington. The property is situated in a residential area within a few minutes' walk to the town centre, which has an array of restaurants and boutiques. The property offers excellent living accommodation consisting of an entrance hall, a guest WC, an open-plan kitchen/lounge/dining room. There are large patio doors that lead to the walled garden area, just perfect for that glass of wine in the evening. The first floor has 3 double bedrooms, the first room facing the front of the property has a built-in mirrored wardrobe and en-suite, the second bedroom also has a double wardrobe and boasts a balcony facing over the garden, with double french doors, as well as an en-suite with double shower unit, the third bedroom faces the front of the property, again with fitted wardrobes and an en-suite with a bathtub. The property has two off-road parking spaces behind secure electric gates. The home also benefits from solar panels, under floor heating and being offered no chain.



Hallway

Entrance hall with doors to the guest WC and open plan living space.

Downstairs WC

This conveniently located downstairs WC combines practicality with modern elegance. Featuring sleek tiling and a bright, neutral décor, the space feels fresh and inviting. The room is equipped with a contemporary toilet and benefits from a frosted window, which provides ample natural light while maintaining privacy. Its compact yet functional design makes it an ideal addition to the home, perfect for guests and everyday use.



Kitchen

This modern open-plan kitchen offers a perfect blend of style and functionality. Equipped with high-end built-in appliances, it boasts a clean, modern design that enhances both cooking and entertaining. The open layout effortlessly connects to the living and dining areas, creating a welcoming space for family gatherings. Underfloor heating.

Living Room

This inviting open-concept living room features beautiful wooden floors and French doors that flood the space with natural light and offer a seamless connection to the outdoors. The room also includes cupboard storage, providing a practical solution for keeping your space organized without sacrificing style. Perfect for relaxing or entertaining, this living area combines comfort with elegant design. Underfloor heating.

Bedroom One with En Suite

This spacious and modern bedroom combines style and functionality. The vaulted ceiling with recessed spotlights enhances the sense of space, while the large window fills the room with natural light, creating a bright and welcoming atmosphere. A built-in wardrobe with sleek sliding doors offers ample storage, maintaining a clean and organized look. The room is further complemented by a private ensuite bathroom, adding convenience and privacy, making it an excellent choice for a guest or primary bedroom.



Bedroom Two with En Suite

This bright and elegant bedroom is a standout feature of the home, boasting a vaulted ceiling with recessed spotlights that enhance the sense of space and modernity. The room is beautifully illuminated by natural light pouring through double French doors, which open onto a private glass-fronted balcony. Perfect for enjoying a morning coffee or relaxing in the fresh air, the balcony adds a touch of luxury to the space. The bedroom also features a built-in wardrobe with sliding doors for streamlined storage and comes complete with its own ensuite bathroom, offering privacy and convenience.

Bedroom Three with En Suite

This beautifully presented bedroom offers a bright and peaceful retreat. The vaulted ceiling, paired with recessed spotlights, creates a modern and airy feel, while the neutral décor ensures versatility to suit any personal style. A large window bathes the space in natural light, enhancing its welcoming atmosphere. The built-in wardrobe with sleek sliding doors provides convenient storage solutions, maximizing functionality. Completing the room is a private ensuite bathroom, adding a touch of luxury and ensuring practicality for everyday living.





Garden

This charming and low-maintenance outdoor area offers a blend of functionality and style. Featuring a beautifully paved patio, it's perfect for al fresco dining, entertaining, or simply relaxing. Enclosed by clean, modern walls for added privacy, the space ensures a peaceful retreat. The double doors leading to the house provide seamless indoor-outdoor living, while the wooden gate offers convenient access. With its clean design and potential for customization, this courtyard is a wonderful extension of the home.

Gated Parking

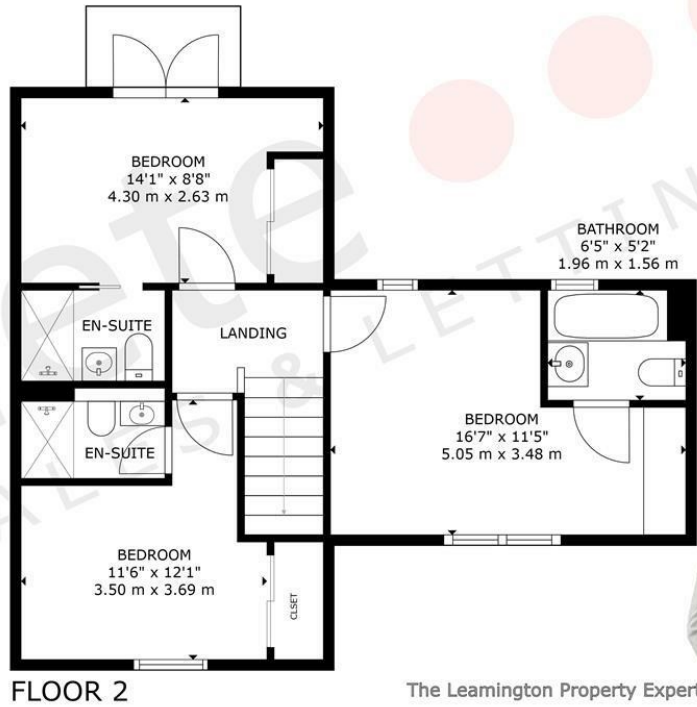
This property benefits from a secure gated car park, offering peace of mind and convenience. The car park provides two allocated parking spaces, perfect for households with multiple vehicles or visitors. Access is controlled via a fob system, ensuring both security and ease of entry. This feature adds to the property's practicality, making it an ideal choice for modern living.

Location

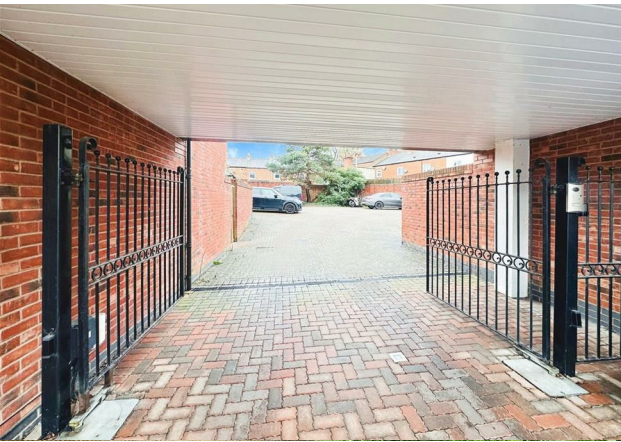
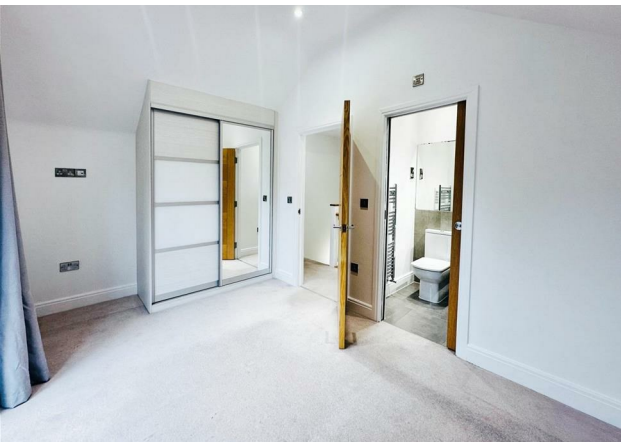
Milverton Crescent West is within the conservation area and occupies a sought-after location approximately half a mile northwest of the Royal Spa town centre, just off Rugby Road. The immediate area includes some of the town's notable period buildings in nearby Beauchamp Hill, Clarendon Crescent, and 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, 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.



GROSS INTERNAL AREA
 FLOOR 1: 395 sq. ft, 36 m², FLOOR 2: 562 sq. ft, 52 m²
 TOTAL: 957 sq. ft, 88 m²
 EXCLUDED AREA: PATIO: 233 sq. ft, 21 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

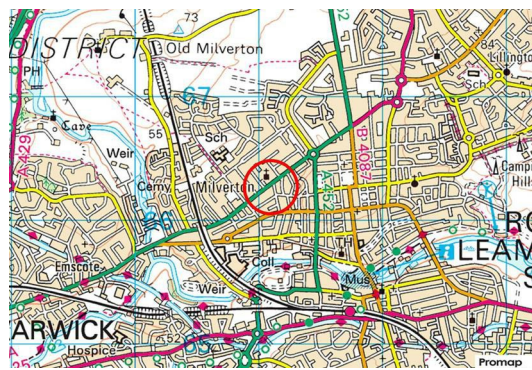
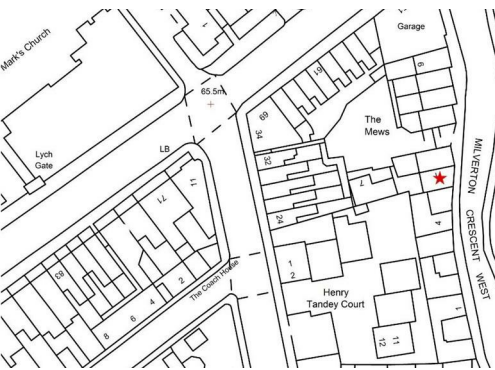


The Leamington Property Expert



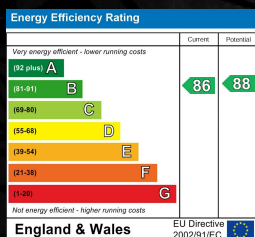


- Modern Family Home
- Downstairs WC
- Three En-Suites
- Two Gated Parking Spaces
- Walking Distance To Town & Station
- Three Double Bedrooms
- Open Plan Living Kitchen Diner
- Balcony & Garden
- Solar Panels
- No Chain



MILVERTON CRESCENT WEST, LEAMINGTON SPA

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



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