



## Stunning three bed terraced home

17 Highfield Terrace  
Leamington Spa  
CV32 6EE

  
**MARGETTS**  
ESTABLISHED 1806

Offers Over £500,000

17 Highfield Terrace  
Leamington Spa  
CV32 6EE



3



1



2



D

## Offers Over £500,000

An utterly charming, beautifully extended and superbly refurbished three bedroom period terraced townhouse in one of Milverton's highly sought-after residential locations providing an extended open plan living/kitchen/diner, beautiful lounge and three good bedrooms together with refurbished shower room. The property enjoys a private enclosed rear courtyard garden with deck and is so beautifully presented. Don't miss it.

Path leads to the recess porch and front door opening into the

### RECEPTION HALL

with beautifully tiled floor.

### FRONT LOUNGE

14'0" (max) into bay x 10'0" into recess

with open fire setting, stripped wood flooring, period style radiator, sealed unit, double glazed bay window to the front with fitted shutters.

### EXTENDED OPEN PLAN LIVING/KITCHEN/DINER

32'6" max x 12'5" max red to 10'3"

This stunning room is fabulously extended and now provides an attractive split level and stylish living space, with tiled floor to the cosy living room area, downlighters, open fire setting, steps leading down to the

### OPEN PLAN DINING KITCHEN

Stylishly re-fitted with a red Arredo3 beautiful fitted kitchen with complementing quartz work surfacing and upstands. Single bowl sink unit with mixer tap and inset four ring Neff electric induction hob with cooker filter over and a comprehensive range of units under with sliding drawers and integrated Bosch full-size dishwasher, tall larder cupboards one incorporating the fridge and separate freezer the other with shelving and housing the wall mounted gas fired central heating boiler and having space and plumbing for washing machine, comprehensive range of eye-level wall cupboards with under unit lighting. Central island with electric oven, drawer storage units and space suitable for tumble dryer, tiled floor, and radiator. This is a delightful light and airy room with double glazed windows and patio doors to the rear deck. Scheuco glazing to extension including roof with anti sun, self cleaning glass.

### INNER HALLWAY

Door to understairs storage cupboard and further door to the

### CLOAKROOM

with low-level WC, wash hand basin with mixer tap and cupboard beneath, tiled floor, half height tiling to all walls, downlighters and heated towel rail.

Staircase rises from the reception hall to the first floor landing with radiator, wiring for wall light, and access to the part boarded roof space.

### BEAUTIFUL MASTER BEDROOM

13'7" into recess x 12'1"

with fire setting, and fitted wardrobes to either side of the chimney, sealed unit, double glazed windows to the front with shutters, engineered wood floor, period radiator and coved ceiling.

### BEDROOM TWO

11'10" x 7'8" into chimney recess

which is fitted with shelving and cupboard on one side and full height, double door fitted wardrobe to the other side of the chimney breast, period radiator, painted floor, sealed unit, and double glazed rear window with shutters.



### AMAZING BEDROOM THREE

9'10" x 7'3"

with enlarged attic space brought into the room offering a mezzanine floor suitable for a bed with staircase leading up to it and double glazed roof light. On the floor level there is a secondary glazed rear sash window with shutters, tall radiator and engineered wood floor.

### REFURBISHED SHOWER ROOM

with high angled ceiling and double glazed roof light enjoys a refitted shower cubicle, wash hand basin with mixer tap and cupboard beneath, low-level WC. large tiled areas, tiled floor, obscured double glazed window, heated towel rail and attractive brass fittings.

### OUTSIDE

To the front of the property there is an attractive fore garden laid to chippings with low retaining wall and period style rails with gate and path to the front door.

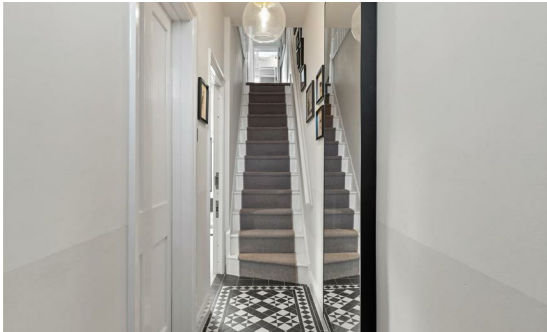
### REAR GARDEN

is walled, laid to decking and south-westerly facing.

### GENERAL INFORMATION

We understand the property is freehold.

We understand all main services are connected.



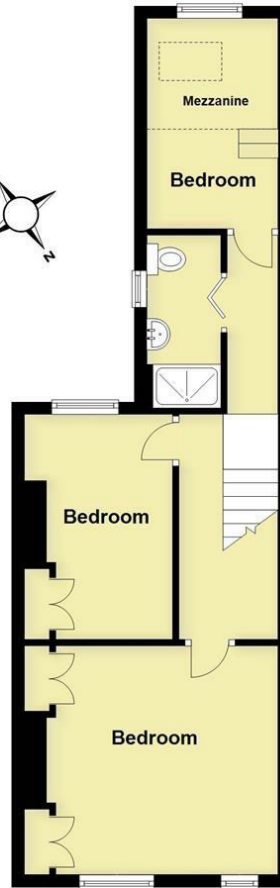
### Ground Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 96.4 sq. metres (1038.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| 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>                            |                         | 77        |
| (55-68) <b>D</b>                            | 57                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)

