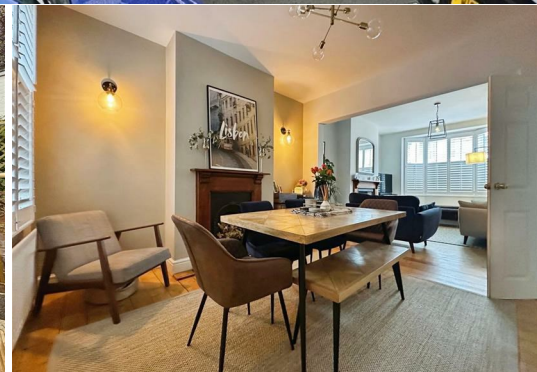




STRATHEARN ROAD, NORTH LEAMINGTON

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FOR SALE



A truly elegant and extended early 1900s Edwardian bay-fronted residence, positioned in one of North Leamington Spa's most sought-after streets. This handsome period home showcases a wealth of character, complemented by tasteful modern enhancements. The accommodation comprises an inviting entrance hallway, a beautifully proportioned through lounge diner with two charming fireplaces, a guest WC, and an impressive extended breakfast kitchen with bespoke cabinetry and polished granite worktops. The first floor offers two generous double bedrooms and a stylish four-piece bathroom, while the top floor features a versatile third bedroom with its own WC. The landscaped rear garden enjoys a raised timber terrace - perfect for entertaining. Ideally positioned just a short stroll down prestigious Beauchamp Hill to the town centre, residents enjoy easy access to boutique shops, award-winning restaurants, artisan cafés and picturesque parks. This exceptional location also benefits from proximity to popular local schools, including Milverton Primary, Brookhurst Primary, Trinity School and North Leamington.

It's in the details...

Hallway

Painted original timber door with glass window above leads into the hallway, which has pattern tiled flooring, radiator, and a carpeted staircase leads to the first floor door through to the dining room.

Lounge Diner

The through lounge diner has beautiful exposed timber flooring, which has been sanded and oiled. There are two feature fireplaces, both with timber surrounds. There is a built-in alcove TV cabinet and the original timber single glazed bay sash window to the front, which has modern fitted shutters. There is a traditional two-column tall white radiator, a further timber sash window to the rear with modern fitted shutters and a radiator open doorway through to the under-stairs storage and shelving. A further opened doorway goes through to the kitchen breakfast.

Kitchen Breakfast

The kitchen has a stylish painted kitchen, with modern handles and black granite worktops. Includes a breakfast bar lip, a Belfast-style ceramic sink, with a surface-mounted mixer tap and an engraved drainer. There is a fitted dishwasher, fitted washing machine, pan drawers, space for a gas range style cooker which has an extractor over. There is down-lighting, two timber double glazed windows and timber double glazed opening doors to the garden.

Guest WC

Tiled flooring, a corner hand basin with a chrome mixer tap, a toilet, a Vaillant gas combination boiler and an extractor.

Landing

A carpeted landing with spotlights, doors to the two bedrooms and a bathroom. Thermostat for the heating and also the staircase to the loft bedroom.

Bedroom One

A spacious main bedroom features two original timber sash windows to the front, a radiator, a feature original fireplace, and two alcove-fitted double wardrobes.

Bedroom Two

Double bedroom with an original cast-iron fireplace, a tall white traditional two-column radiator, a timber sash window overlooking the rear garden and exposed sanded floorboards.

Bathroom

A four-piece bathroom, which comprises a large glass quadrant shower enclosure, with a mains rainfall thermostatic shower and a handheld attachment. There is a modern 'squared' floor standing roll top bath, with a floor standing chrome mixer tap that has a handheld attachment. There is a large hand-basin with mixer tap, a toilet, a chrome towel radiator, tiled flooring, an extractor, down-lights and a timber sash window to the rear.



Second Floor Landing

UPVC double glazed window, light and door to the loft bedroom

Loft Bedroom Three

A double bedroom with a modern double glazed timber Velux style window with fitted blind, a radiator, down-lights, two eaves storage cupboards and door to the toilet.

En-Suite Toilet

Which has tiled flooring, a floating hand basin with vanity storage and a gold mixer tap, lighting, decorative panelling with feature wallpaper and a saniflo toilet.

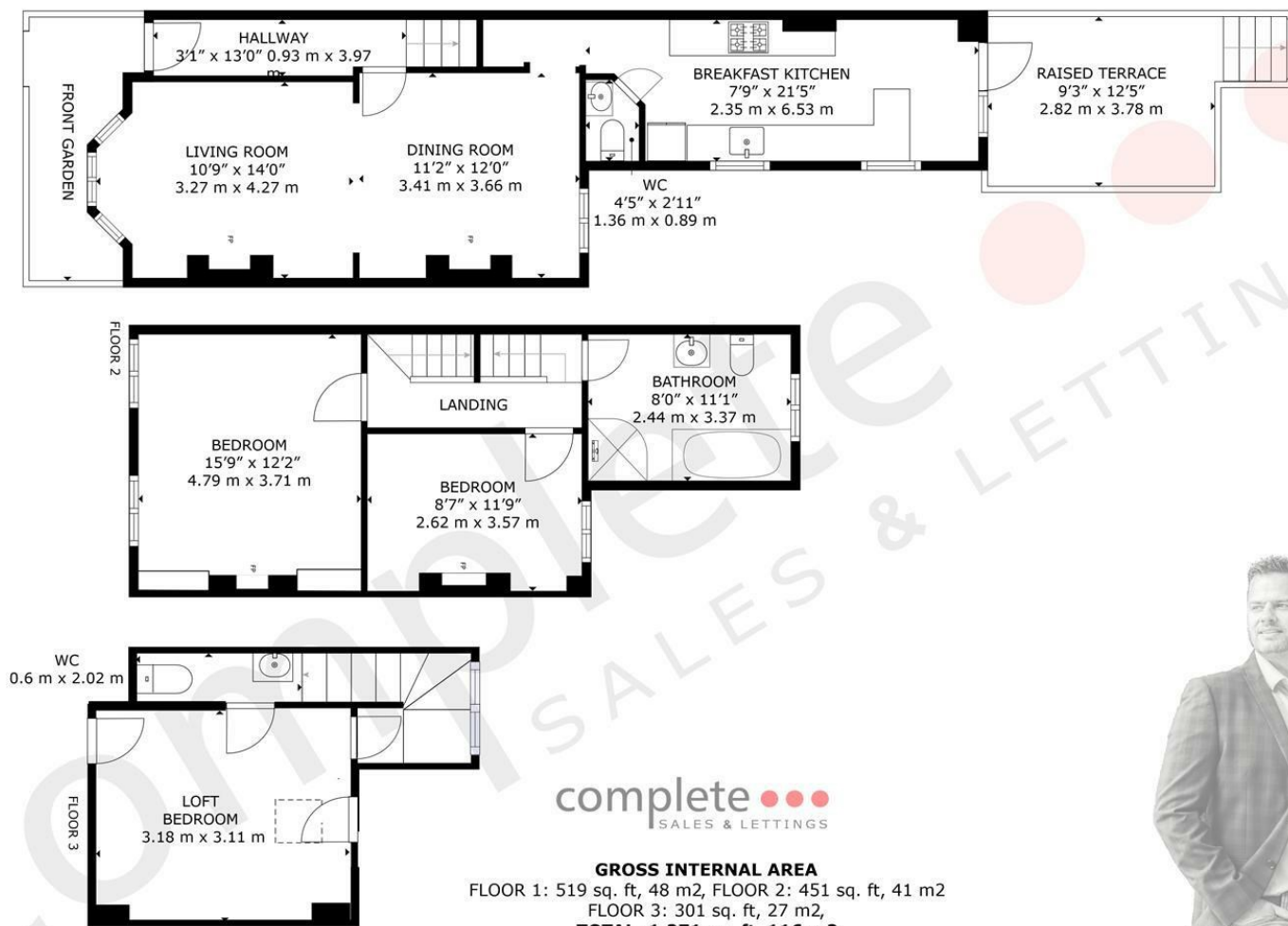
Rear Garden

The garden features a large raised deck terrace, with a timber balustrade and steps leading down to the formal garden. The garden is retained with brick walling, trellising and has a gate through to the rear passage. There is planted bedding with lots of evergreens.

Location

Strathearn Road 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





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GROSS INTERNAL AREA
 FLOOR 1: 519 sq. ft, 48 m², FLOOR 2: 451 sq. ft, 41 m²
 FLOOR 3: 301 sq. ft, 27 m²,
TOTAL: 1,271 sq. ft, 116 m²
 EXCLUDED AREAS: FRONT GARDEN: 66 sq. ft, 6 m², TERRACE: 129 sq. ft, 11 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



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.



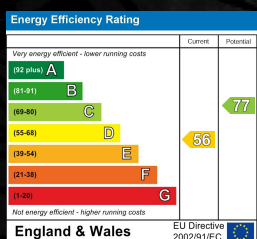


- Extended Edwardian 1904
- Kitchen & Loft Extensions
- Granite Breakfast Kitchen
- Two Bedrooms & Bathroom
- Garden With Raised Terrace
- Handsome Bay Fronted Home
- Hallway & Guest WC
- Lounge Diner & Two Fireplaces
- Loft 3rd Bedroom & WC
- Easy Walk To Town, Parks & Station



STRATHEARN ROAD, LEAMINGTON SPA

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



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