

BRAEMAR ROAD, LEAMINGTON SPA, CV32 7EY









Property Description

*** FULLY REFURBISHED - LARGE SIDE EXTENSION ***

Located on Braemar Road in North Leamington Spa within walking distance to Telford Primary and North Leamington Secondary School. Thoughtfully extended to the side, this property creates a home finished to an exceptional standard throughout.

Every aspect of the property has been carefully considered. The bay fronted living room features oak herringbone flooring throughout, an Arada Ecodesign wood burning stove and large picture window looking over the rear garden. Across the hall into the generous side extension, is the kitchen dining room. A stunning, bespoke kitchen complete with contemporary cabinetry, Caesarstone worktops, quality integrated appliances and solid larch flooring finished with large contemporary steel-look double doors providing an elegant connection to the garden. On the ground floor there is also a W/C, understairs closet and utility closet providing space for washing machine and tumble dryer.

The high specification continues throughout the property and onto the first floor. A lovely spacious bathroom featuring terrazzo flooring and premium fittings, two double bedrooms and a nursery / study and access to a boarded loft with ladder.

To the rear of this home is a beautifully planted landscaped garden and seating areas. To the front is a driveway and generous fore-garden with a further garden area currently used as a raised bed vegetable area. External power sockets to both the front and rear with an independent electrical circuit ready for future EV charging, and outside taps.

Behind the scenes, the property has also benefited from complete rewiring and replumbing, offering peace of mind for the next owner and attractive plantation shutters to the front elevation.

This home is where style has been matched by substance, with every finish selected for both quality and longevity. The result is a property ideal for buyers seeking a distinctive home in North Leamington Spa.









Key Features

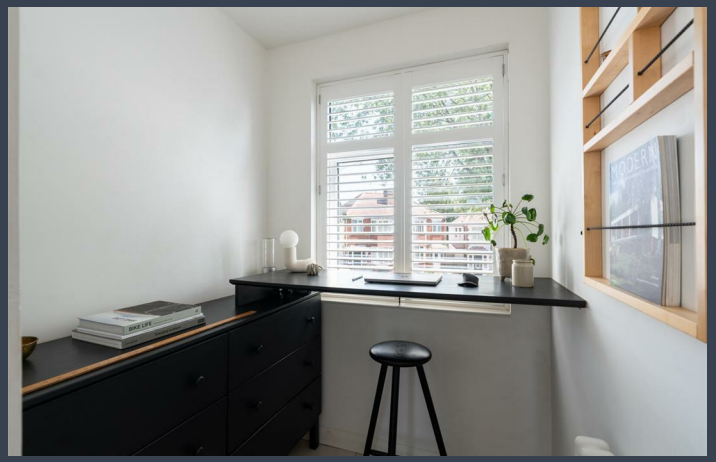
- North Leamington Spa location
- Fully Refurbished to a high specification
- Large single storey side extension
- Walking distance to Primary and Secondary schools
- Open plan living dining room
- Open plan kitchen breakfast room
- Two double bedrooms
- Nursery / Study
- Bathroom
- Front, rear and side gardens

Local Authority – Warwick

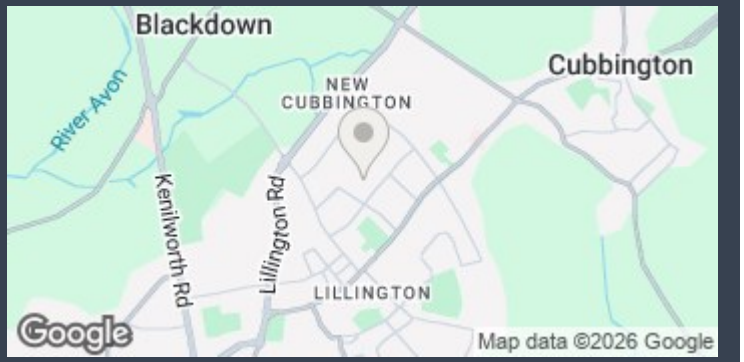
Council Tax – Band C

Tenure – Freehold

2 1 2 C

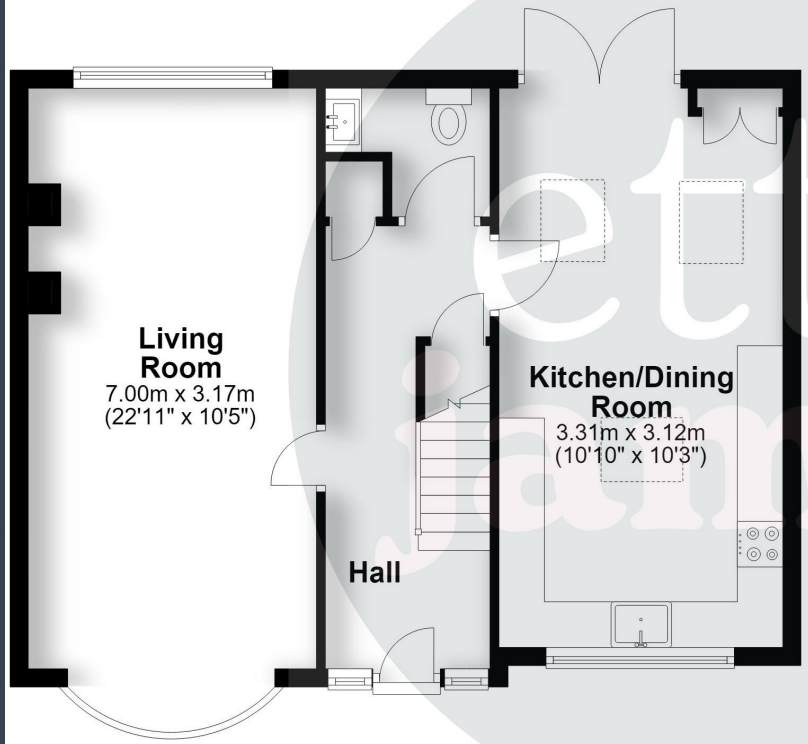






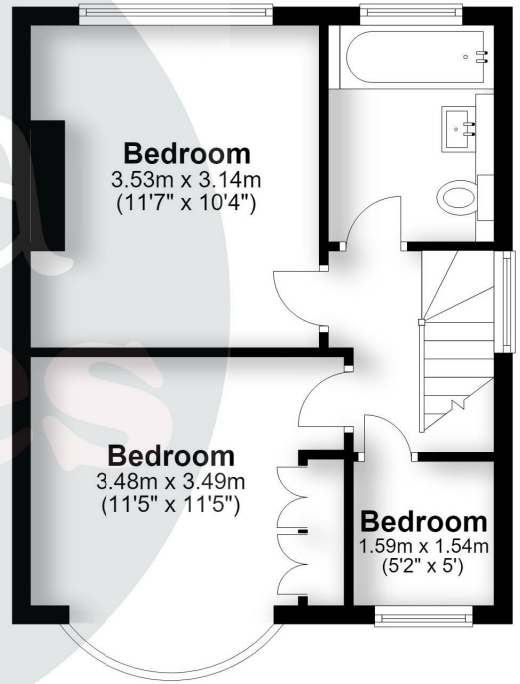
Ground Floor

Approx. 51.8 sq. metres (557.7 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



Total area: approx. 84.4 sq. metres (908.4 sq. feet)

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



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.