



21 Wilhelmina Close

Leamington Spa **CV32 5JT**

Guide Price £795,000

21 Wilhelmina Close

Being beautifully positioned in a tucked-away location overlooking a communal green area, this modern, three storey town house is based on a Victorian design and offers accommodation of truly deceptive proportions that have been brought to an exceptionally high standard of decor and presentation by the present owner. Stylish elegance of the property is evident throughout with notable features of the gas centrally heated and double glazed accommodation including four double bedrooms, two of which offer en suite facilities. The first floor lounge is complimented by a spacious ground floor dining room, whilst the living breakfast kitchen to the rear of the kitchen has been re-fitted to a superb standard and with exceptional thought and taste. This is a rare opportunity to purchase a generously proportioned and immensely stylish home within easy reach of the town centre.

LOCATION

Wilhelmina Close lies off Warwick New road, lying a short distance west of central Leamington Spa and within comfortable walking distance of the town centre's wide array of parks, shops and independent retailers, bars and restaurants and artisan coffee shops. Good local road and communication links are available to neighbouring towns and centres along with the Midland motorway network with Leamington Spa railway station, which is within walking distance, provides regular commuter rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

ARCHED RECESSED PORCH ENTRANCE

With period style entrance door giving access to:-

SPACIOUS RECEPTION HALLWAY

With staircase off ascending to the first floor, built-in cloaks cupboard, central heating radiator, oak laminate flooring, door to understairs storage and further doors radiating to:-

CLOAKROOM/WC

With white fittings comprising pedestal wash hand basin with tiled splashback, low level WC, central heating radiator and ceramic tiled floor.

SUPERB RE-FITTED LIVING/DINING KITCHEN

5.72m x 4.17m (18'09" x 13'08")

Having been superbly and comprehensively re-fitted by the present owner with an immensely stylish range of German units in contrasting textured finishes, complete with a range of integrated appliances and comprising undermounted sink unit and granite worktops, a clever and versatile range of storage solutions combining base cupboards, drawers, pan drawers, high level unit and centre island storage. Amtico flooring extending throughout the room which

integrates seamlessly with the fitted furniture, insert ceiling downlighters, UPVC double glazed window and matching French doors to the rear garden, induction hob with extractor, integrated dishwasher, combination oven, microwave and fridge freezer, all by AEG, contemporary vertical radiator and door to:-

UTILITY ROOM

1.83m x 1.52m (6'20" x 5'56")

Being equipped with granite worktops and units to replicate those in the kitchen, comprising base and wall storage cupboards with stylish stainless steel sink unit, space for washing machine and tumble dryer, central heating radiator and Amtico flooring.

DINING ROOM

4.27m x 3.35m (14'38" x 11'93")

Which could also be utilised as a superb home office, having oak laminate flooring, double glazed window and central heating radiator.

ON THE FIRST FLOOR

LANDING

With staircase to second floor, central heating radiator and doors to:-

LOUNGE

5.66m x 4.27m (18'07" x 14'34")

Affording a lovely outlook over the central communal green area with double double glazed French style doors opening onto a balcony with balustrade, further UPVC double glazed window and two central heating radiators.

BEDROOM TWO (REAR)

4.57m x 4.11m (15'91" x 13'06")

Having a large fitted wardrobe with stylish sliding doors fronting, double glazed French doors with balustraded Juliet balcony and UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Being beautifully appointed with contemporary white fittings and fully tiled walls and floor, the suite comprising low level WC with concealed cistern, integrated wash hand basin, storage cupboard and mixer tap, large walk-in shower enclosure with fitted shower unit and towel warmer/radiator.

BUTLER'S PANTRY

2.13m x 1.83m (7'19" x 6'24")

Being attractively equipped with contemporary units and fittings comprising base cupboards and drawers with inset sink unit and coordinating wall cabinets. Granite effect worktops with contrasting upstands, attractive laminate flooring and central heating radiator.

ON THE SECOND FLOOR

LANDING

With access trap to the boarded loft space with retractable loft ladder, central heating radiator, built-in cupboard housing the pressurised water system and doors radiating to:-

MASTER BEDROOM (FRONT)

4.88m max x 4.27m max (16'0" max x 14'50" max)

Having a range of built-in wardrobing and storage to one end of the room, twin large Velux double glazed roof lights, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Being fully tiled and superbly appointed with contemporary white fittings comprising low level WC, integrated wash hand basin with storage drawers and mixer tap, large walk-in shower enclosure with glazed sliding door and fitted shower unit, mirrored wall cabinet and towel warmer/radiator.

BEDROOM THREE (REAR)

4.22m x 2.13m (13'10" x 7'27")

With Velux double glazed roof light and central heating radiator.

Features

Modern Three Storey Town House

Beautifully Presented Accommodation

Two Reception Rooms

Superb Living Dining Kitchen

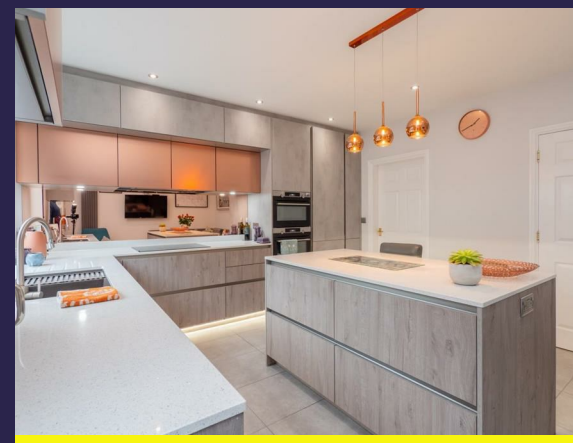
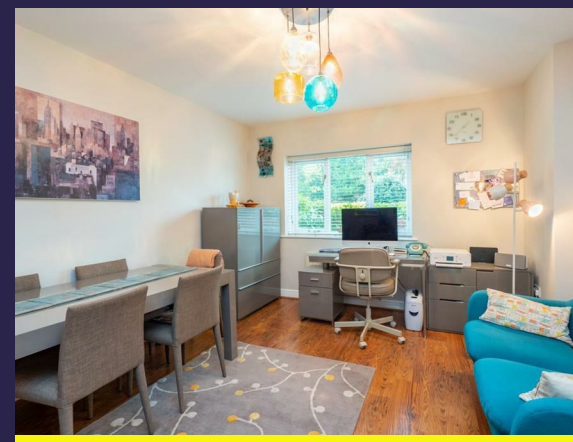
Four Double Bedrooms

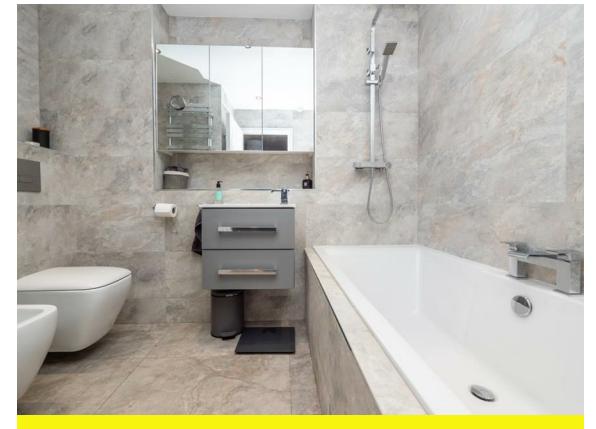
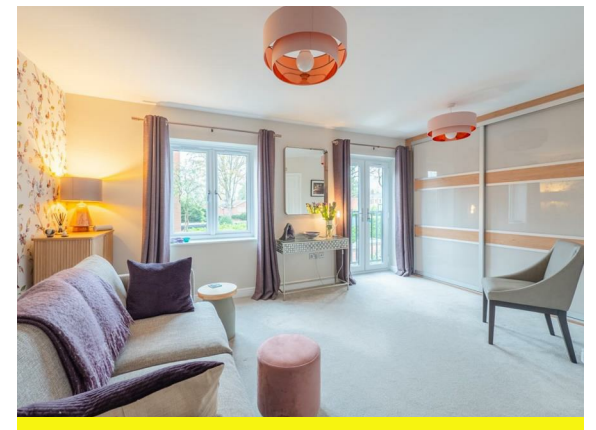
Three Bathrooms

Gardens

Parking

Beautiful Setting

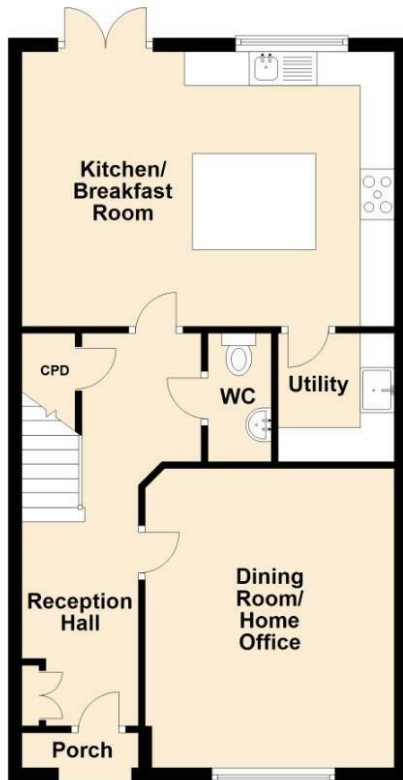




Floorplan

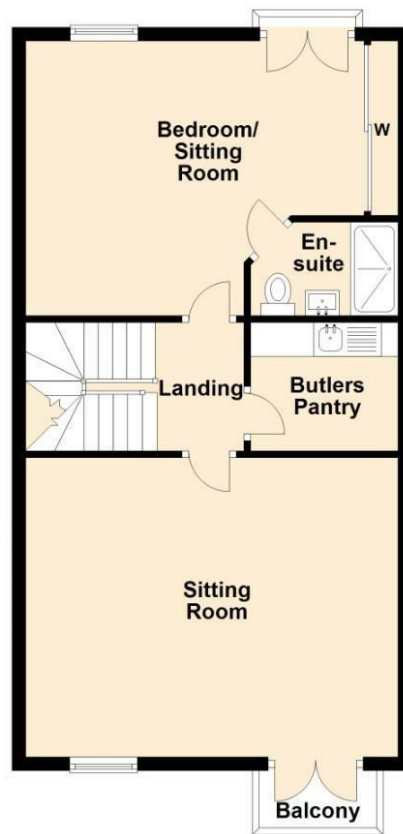
Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



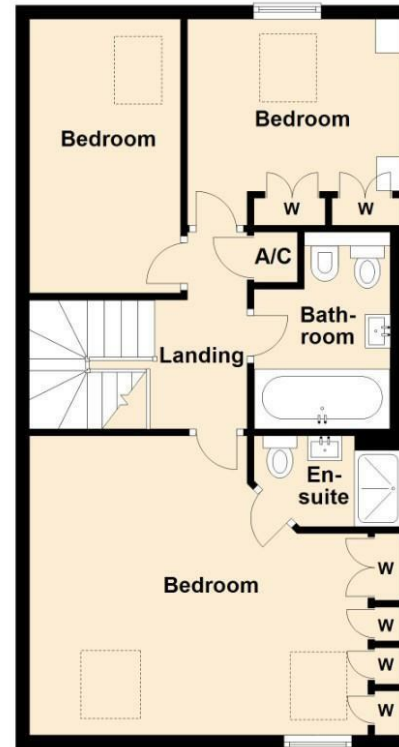
First Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



Second Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



Total area: approx. 161.0 sq. metres (1732.9 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

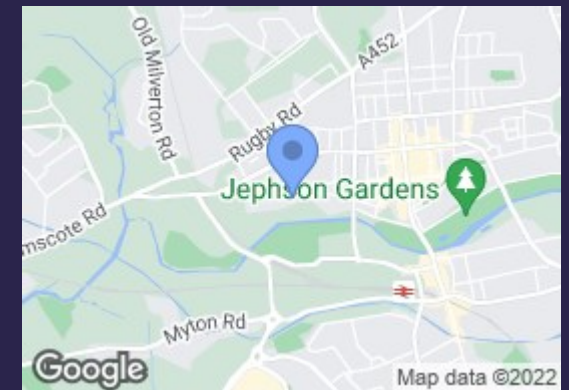
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band F - Warwick District Council



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	77	86
EU Directive 2002/91/EC		

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com