



41 Archery Road
Leamington Spa CV31 3PT
Guide Price £575,000

41 Archery Road

This beautifully presented and architecturally designed end of terrace family home is located in quite possibly one of the most sought after pockets within the town centre of Leamington Spa just yards from the famous bowling green, Victoria Park and a short stroll from the train station. Converted over the past few years, this home offers a truly modern and contemporary design throughout with large windows, sleek lines and tasteful decor. The entrance gives way to a living room, open plan dining kitchen with a range of integrated appliances and large bifold doors out to the cobbled courtyard. The first floor has a spacious landing doubling up as an home office with clever picture frame window offering stunning views over the park, three double bedrooms with a master ensuite and family bathroom; both immaculately presented and fitted. The driveway is a huge advantage and rare within this central location and there is a charming cobbled walled courtyard to the rear.

LOCATION

Archery Road is a no-through road leading to Victoria Park at the far end and bordering the greens and club house of Royal Leamington Spa Bowling Club. Within easy walking distance to the town centre and all amenities including Jephson Gardens and a wide array of shops and restaurants, whilst in Archery Road itself the local public house, The Cricketers, is well known and highly regarded public house. Neighbouring Victoria Park is ideal for walks and being very popular with local dog walkers particularly, as well as offering a number of tennis courts and children's play areas for public use.

GROUND FLOOR

Entrance Hallway

4.12m x 2.25m (13'6" x 7'4")

A spacious and welcoming entrance with timber effect tiled flooring, utility cupboard and further storage, stairs rising to the first floor and doors giving way to:-

Living Room

5.08m x 3.17m (16'7" x 10'4")

Beautifully presented and well proportioned living room with large

double glazed window flooding light within, slimline radiators and door leading into:-

Open Plan Dining Kitchen

6.71m x 6.64m (22'0" x 21'9")

Light, bright, airy and immaculately presented and designed, this stunning extended kitchen has an array of fashionable cabinets with large central island with seating and integrated induction hob. Appliances include a concealed ceiling extractor, double oven, fridge, freezer and dishwasher. There is a large glazed roof to one side and two sets of bifold doors connect seamlessly with the cobbled courtyard. The flooring is finished with a light ceramic tile and there is also space for a large dining table. A door connects you back with the entrance hallway.

Cloakroom / WC

1.63m x 0.81m (5'4" x 2'7")

A contemporary cloakroom with tiled flooring and half height walls, modern new suite including low level flush WC and wash hand basin.

FIRST FLOOR

Landing

4.73m x 1.97m (15'6" x 6'5")

An open and airy landing with tall ceilings, loft access, stripped pine timber flooring, large full height window capturing lovely views across Victoria Park. The space has been cleverly created to enable an office area without using one of the three double bedrooms.

Bedroom One

4.00m x 3.10m (13'1" x 10'2")

A good sized double bedroom with continued stripped pine flooring, large double glazed window with fabulous bowling club views and door leading into:-

Ensuite Shower Room

3.43m x 1.80m (11'3" x 5'10")

A lovely contemporary shower room with tiled flooring and walls, large walk in shower with glazed doors, low level flush wc and wash hand basin.

Bedroom Two

3.42m x 2.99m (11'2" x 9'9")

A further large double bedroom with similar tall ceiling, large window with views and continued stripped pine flooring.

Features

Modern End of Terrace

Architecturally Designed

Immaculate Presentation

Open Plan Reception Kitchen

Stroll into Town

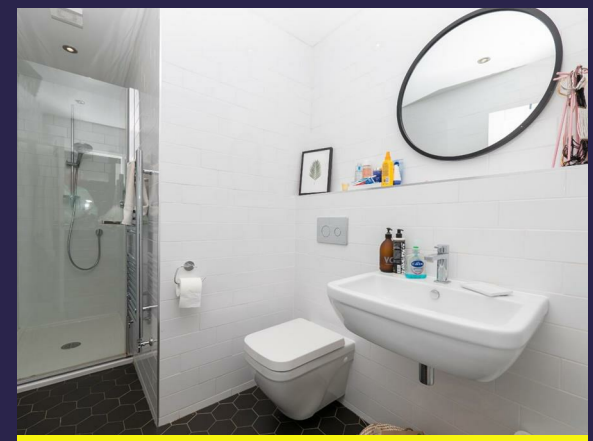
Three Double Bedrooms

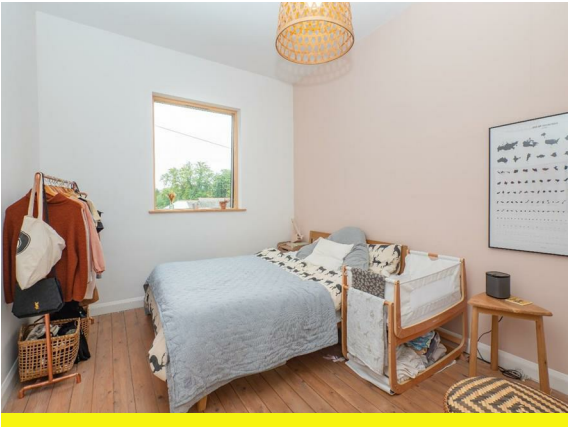
Master Ensuite

Walled Cobbled Courtyard

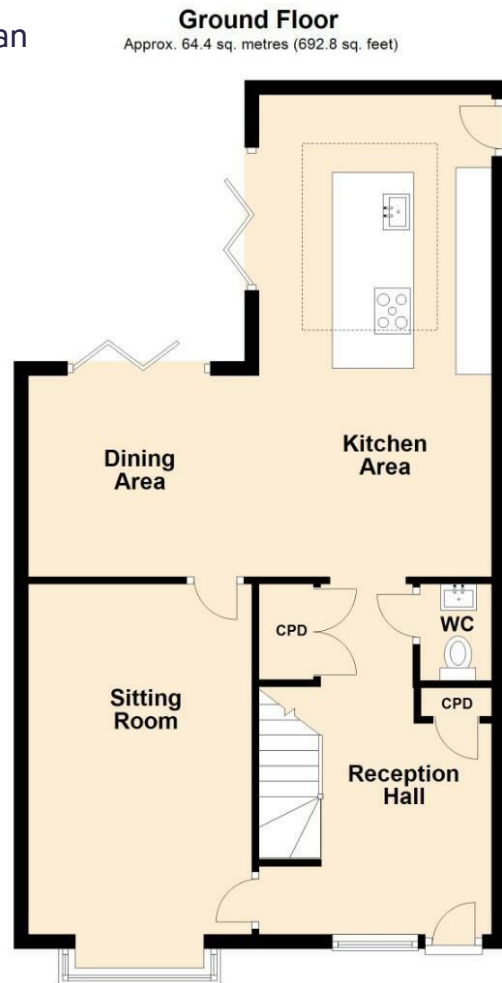
Driveway Parking

Stunning Bowling and Park Views





Floorplan



Total area: approx. 116.6 sq. metres (1255.6 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

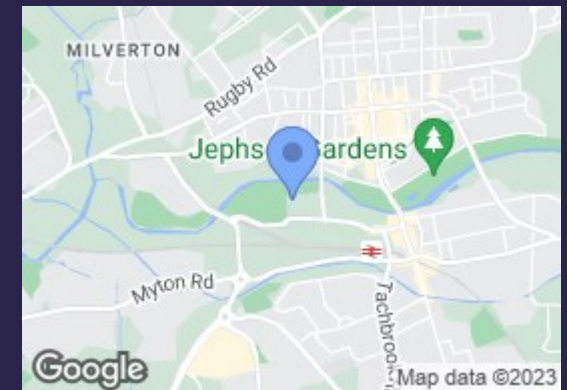
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services 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 D - 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		
		EU Directive 2002/91/EC

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

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

wiglesworth.com