



5 Delamere Way  
Leamington Spa CV32 7BG  
Offers Over £300,000

# 5 Delamere Way

Being quietly and attractively positioned toward the end of a cul-de-sac, this dormer semi-detached bungalow enjoys lovely views from the front extending towards fields and countryside and is offered for sale with the benefit of no onward chain. The original loft space has been converted to form one large room, originally intended as a master bedroom, but having been more latterly used as a first floor lounge/living room. Elsewhere, the gas centrally heated accommodation now provides scope and potential for up-dating and re-decoration, whilst externally there are gardens to front and rear, together with a driveway providing off-road tandem car parking along with a garage. Overall, the property represents an excellent opportunity to purchase a flexible dormer bungalow of considerable potential within a popular yet tucked-away position.

## LOCATION

Delamere Way lies off Parklands Avenue, around two miles north-east of central Leamington Spa. Delamere Way itself forms a small cul-de-sac which is well placed for access to amenities within Lillington including local shops, schools and social amenities. Easy access is also available to the wide range of facilities available within Leamington town centre, there also being good road links available to routes out of the town including those to neighbouring towns and centres and the Midland motorway network, notably the M40. Leamington Spa railway station provides regular rail links to many destinations including London and Birmingham.

## ON THE GROUND FLOOR

Replacement panelled style double glazed entrance door opening into:-

## ENTRANCE HALLWAY

With open tread staircase off ascending to the first floor, two central heating radiators, double glazed window and doors giving access to:-

## LOUNGE

5.49m x 3.63m (18'0" x 11'11")

With brick faced fireplace/chimney breast which houses a coal effect living flame gas fire, two central heating radiators, access to conservatory and door to:-

## KITCHEN

2.49m x 2.39m (8'2" x 7'10")

Fitted with units have wood edged trim and comprising base cupboards with drawers and worktops over, further eye level cabinets and upright larder style unit, stainless steel sink unit, inset electric hob with filter hood over, electric oven having cupboards above and below, double glazed window, wall mounted Baxi gas fired boiler and replacement double glazed door giving external access to the side of the property.

## CONSERVATORY

3.63m x 2.62m (11'11" x 8'7")

With double glazed windows surrounding, central heating radiator and double glazed French style doors giving external access to the rear garden.

## Features

Semi-Detached Dormer Style Bungalow  
Pleasant Cul-de-Sac Location  
Country Views From Front  
Lounge and Conservatory  
Kitchen  
Two Bedrooms  
Bathroom  
Gardens, Parking and Garage  
No Chain





## Floorplan



## Contact us

01926 888998

leamington@wiglesworth.com

Visit us

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

wiglesworth.com

## General Information

## Tenure

## Freehold

## 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.

## Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band D - Warwick  
District Council

