



20 Queensway

Leamington Spa CV31 3JY

Offers Over £475,000



# 20 Queensway

This is a spacious four double bedroom house, which has been heavily extended by the current owner, situated in a sought after location and within walking distance to the local retail park.

This beautifully presented family home is conveniently located allowing easy access to a variety of local amenities, as well as benefiting from excellent commuter links. Offering immaculate and commodious accommodation throughout and briefly comprising: a porch, welcoming entrance hallway, separate lounge, dining room, an extended kitchen / family room and shower room.

On the first floor there are four double bedrooms, the main family bathroom and loft access.

Externally the property benefits from a generously sized driveway providing off-road parking for up to six vehicles and a great size rear garden with a wooden cabin.

Call us today for more information or to book in an internal viewing.

## LOCATION

Queensway lies a short distance south of central Leamington Spa, being close to a recently built Aldi supermarket, along with further supermarket and shopping facilities on the Leamington Shopping Park. Town centre facilities are also easily accessible, there being good local road links available out of the town including those to neighbouring towns and centres, along with the Midland motorway network. Leamington Spa railway station is also conveniently accessible providing regular rail links to many destinations.

## ON THE GROUND FLOOR

### PORCH

Having a double glazed frosted window to the side and a door leading to;

### ENTRANCE HALL

Welcoming entrance hallway comprising understairs storage space, tiled flooring, a radiator, stairs rising to the first floor and doors to the lounge, diner and extended kitchen / family room.

## LIVING ROOM

4.34m x 3.48m (14'2" x 11'5")

Comprising a radiator, a double glazed window to front elevation, electric feature fireplace and space for lounge furniture.

## DINING ROOM

3.66m x 3.02m (12'0" x 9'10")

Having a radiator and a double glazed window to front elevation.

## STUNNING EXTENDED KITCHEN / FAMILY ROOM

7.14m x 6.14m (23'5" x 20'1")

This is a very thoughtfully and elegantly designed area to host large family events. In brief the kitchen has built-in Zanussi appliances including a triple oven unit, coffee machine, four ring induction hob with an extractor fan above, dishwasher and a larger than average fridge / freezer. Also benefiting from worktop surfaces, ample cupboards / storage units, part tiled walls, a Quooker tap with a sink unit, double glazed windows to the rear with bi-folding doors and three Velux windows to allow plenty of natural light. This area would always be kept warm with the added benefit of under floor heating and space for furniture.

## SHOWER ROOM

2.56m x 1.12m (8'4" x 3'8")

A superbly presented shower room which has a low level WC, sink unit, shower, fully tiled walls, tiled flooring and a heated towel rail.

## FIRST FLOOR LANDING

The stairs lead from the hallway, comprising loft access, a double glazed window to front elevation and doors off to all bedrooms and the family bathroom.

## MASTER BEDROOM

3.62m x 3.47m (11'10" x 11'4")

Double bedroom benefiting from two built-in wardrobes, ceiling spotlights, a radiator and a double glazed window to rear elevation.

## BEDROOM TWO

3.78m x 3.67m (12'4" x 12'0")

Double bedroom comprising a radiator, ceiling spotlights, a double glazed window and space for bedroom furniture.

## BEDROOM THREE

3.14m x 2.50m (10'3" x 8'2")

Double bedroom comprising a radiator, ceiling spotlights and a double glazed window.

## Features

A Stunning / Exerted Family House

Four Double Bedrooms

Ground Floor Shower Room

Three Reception Rooms

Off Road Parking For A Minimum Of Six Vehicles

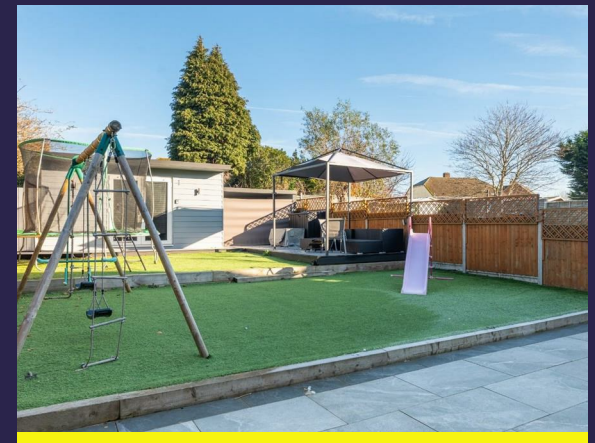
Wooden Cabin In The Garden

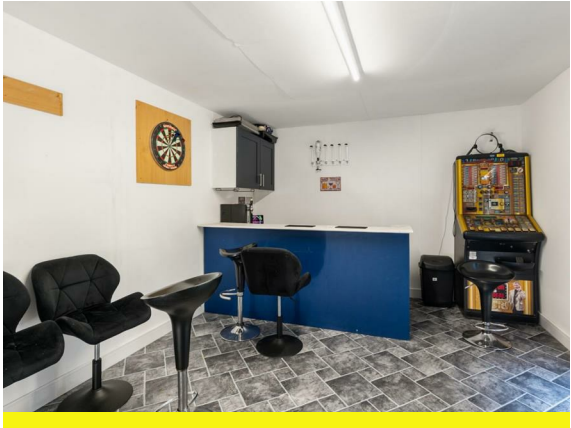
Stunning Bathrooms

Great Location For Shops

0.7 Miles To Leamington Train Station

Finished To A High Standard



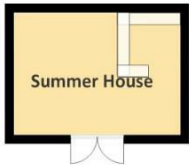




# Floorplan

Internal Living Area 1,479sq ft / 137.37m2

## GROUND FLOOR



## FIRST FLOOR



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

Tenure  
Freehold

Fixtures & Fittings

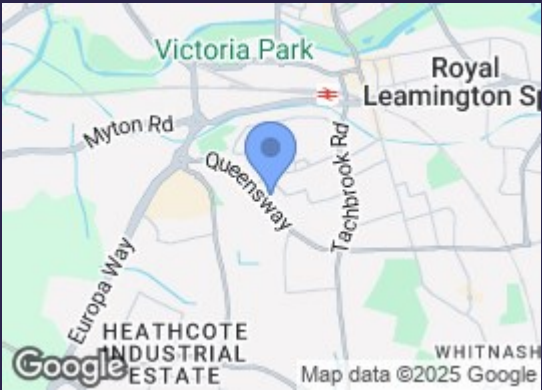
## Services

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.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band D - Warwick District Council



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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

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## Visit us

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