

# BELVOIR!

Offers Over £475,000



## 15 Alderman Way

Weston Under Wetherley, Leamington Spa CV33 9GB

Set in the charming rural village of Weston-under-Wetherley, a short drive from the elegant Regency town of Leamington Spa, this beautifully presented three-bedroom semi-detached home offers a rare combination of refined interior design and breathtaking views across rolling Warwickshire countryside. The property balances peaceful countryside living with convenient access to the vibrant amenities, restaurants and boutiques of Leamington Spa.

### Key Features

- Beautifully styled three-bedroom semi-detached home
- Stunning views across Warwickshire countryside
- Spacious open plan living and dining room
- Light-filled conservatory with year-round climate control
- Stylish kitchen with Rangemaster gas cooker and integrated appliances
- Principal bedroom with contemporary en-suite shower room

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)

## ACCOMMODATION

The attractive red brick façade and welcoming entrance porch provide an immediate sense of character and charm. Upon entering, a well-proportioned study sits to the left of the hallway, an ideal space for home working or a quiet retreat. The property then opens into an impressive living and dining room that runs the full length of the house. Generously proportioned and filled with natural light, the space benefits from dual-aspect windows and glazed doors spanning the rear elevation, opening directly onto the garden and framing the countryside beyond.

At the far end, a light-filled conservatory provides a wonderful vantage point to appreciate the changing landscape throughout the seasons. Equipped with a split inverter air-conditioning system, the room can be comfortably enjoyed year-round, cool in summer and warm in winter. French doors from both the dining area and the conservatory create a seamless connection between house and garden, making the space ideal for entertaining during the warmer months.

The kitchen is accessed via a graceful archway that maintains the open, flowing feel of the ground floor while allowing each area to retain its own character. Beautifully designed and well-appointed, the kitchen combines elegant styling with everyday practicality. Integrated appliances include a dishwasher, fridge/freezer and washing machine, alongside a striking Rangemaster gas cooker that forms the centrepiece of the space. A further door provides convenient access to the garden.

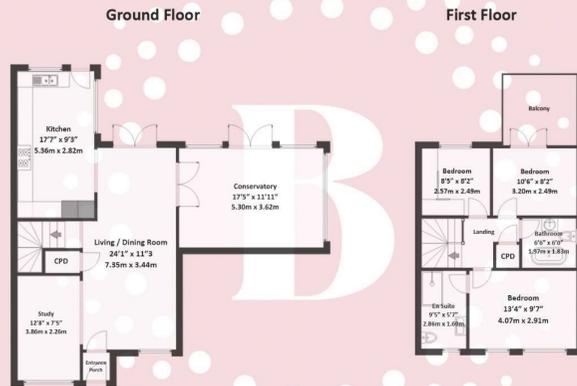
Upstairs, three well-proportioned bedrooms provide comfortable and well-appointed accommodation. The principal bedroom at the front of the property benefits from a stylish en-suite shower room featuring a contemporary walk-in glass shower with rainfall head, illuminated mirror, modern vanity unit, heated towel rail and a calming neutral palette.

To the rear, one bedroom is currently arranged as a dressing room, while another enjoys access to a generous balcony. From here, uninterrupted views across open countryside provide a peaceful setting to enjoy morning coffee as the sun rises.

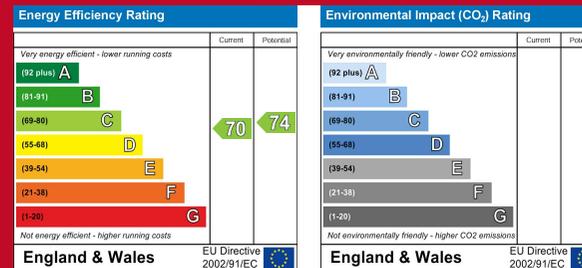
The family bathroom is a striking design statement, finished to an exceptional standard. A sculptural freestanding bath, contemporary basin and recessed illuminated shelving are complemented by elegant fittings and star-effect ceiling lighting. Integrated Bluetooth speakers within the mirror and a built-in television



Total Internal Living Area 112.58 square metres / 1,212 square feet



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



01926 422251  
 22-23 Denby Buildings, Regent Grove,  
 Leamington Spa, Warwickshire, CV32 4NY  
 Email: amy.cunningham@belvoir.co.uk  
 www.belvoir.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

# BELVOIR!