



Connells

Rosewood Crescent
LEAMINGTON SPA

Rosewood Crescent LEAMINGTON SPA CV32 7UN

for sale
£325,000



Property Description

Occupying a highly sought after and convenient location in the ever popular Rosewood Crescent, this attractive semi-detached home offers a wealth of generous and immaculate accommodation, far reaching views over Leamington and has the potential for further extension, STPP. Ideally situated only a short walk from town and Newbold Comyn nature reserve and leisure facilities, the property has been lovingly maintained by the current owners. This modern property boasts a tasteful and stylish finish throughout, beginning with a useful entrance hall, a large bay-fronted living room flowing through to a spacious kitchen. There is also a well-sized conservatory, and larger than standard single garage that benefits from power, lighting, hot and cold water, an electric roller door and loft storage. To the first floor are two double bedrooms, both with built in wardrobes, and a modern family bathroom.

Externally the property is approached via a private driveway providing off road parking for several cars, whilst to the rear is an attractive corner plot with private landscaped rear garden with lawned garden and stone patio area.

This spacious home must be viewed! Call Connells now to arrange your viewing!

Approach

Via driveway.

Entrance Hallway

With door to front, a radiator, stairs rising to the first floor and door off to lounge.

Kitchen

15' x 10' (4.57m x 3.05m)

Fitted with wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer unit. With integrated NEFF kitchen appliances inclusive of an electric oven, gas hob and cooker hood over, dishwasher and fridge/freezer, and integrated washing machine. The kitchen houses the central heating boiler, which has been replaced within the last 5 years. There is tiled flooring, a radiator, double glazed window to rear elevation and doors off to lounge and conservatory.

Lounge

16' 2" x 11' 9" (4.93m x 3.58m)

Comprising a gas feature fireplace, an understairs storage cupboard, telephone and television points, a radiator, oak wood flooring and a double glazed window to front elevation.

Conservatory

14' 1" x 11' (4.29m x 3.35m)

With tiled flooring, wall and skirting board lights and double glazed windows to side and rear elevations.

First Floor

Landing

The stairs lead from the hallway, with an airing cupboard housing a radiator and doors off to both bedrooms and the family bathroom.

Bedroom One

14' 9" max into recess x 11' 8" max into wardrobes (4.50m max into recess x 3.56m max into wardrobes)

Double bedroom comprising built in wardrobes, a storage cupboard, television point, radiator and two double glazed windows to front elevation.

Bedroom Two

11' 9" max into wardrobes x 8' 7" (3.58m max into wardrobes x 2.62m)

Double bedroom with built in wardrobes, a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath, and electric shower over and a low level W/C. Benefitting from a shaver point, chrome heated towel rail, ceiling spotlights, fully tiled walls, tiled flooring, an extractor fan and a double glazed window to rear elevation.

Outside

Rear Garden

Garden with a southerly aspect which is mainly laid to lawn with a patio area. Fully fence enclosed with gated side access.

Parking

Driveway providing off road parking for several cars.

Garage

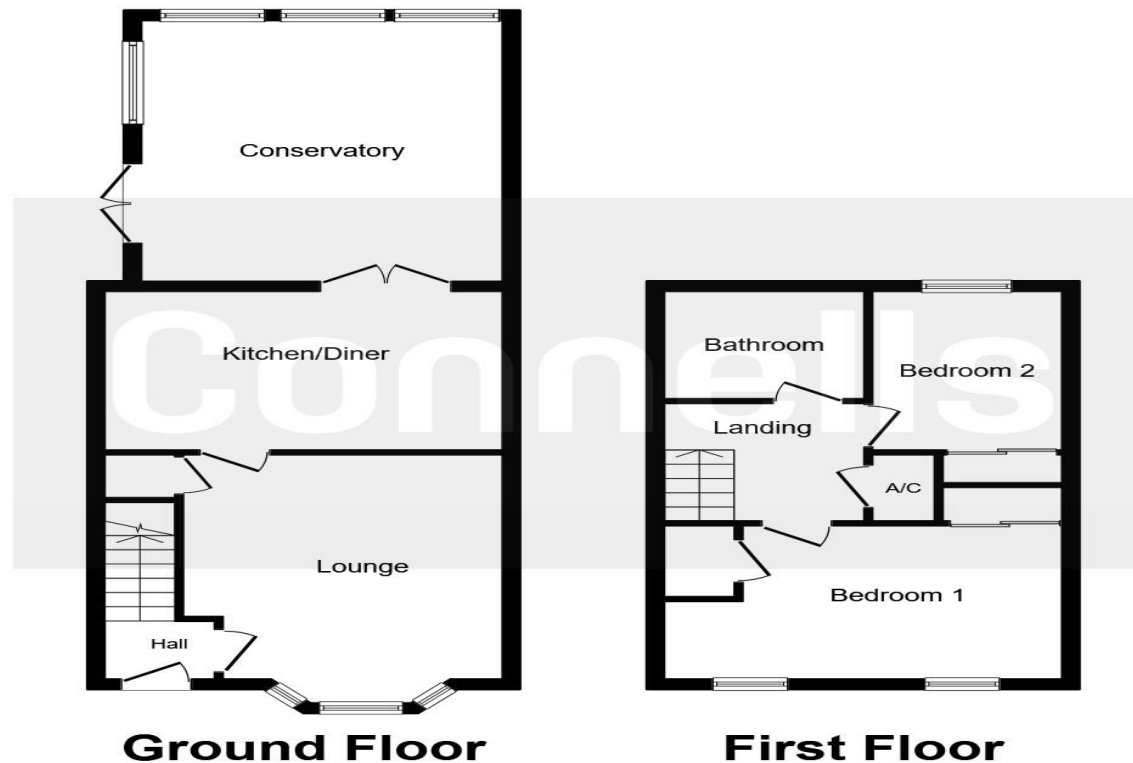
21' 3" x 11' 9" (6.48m x 3.58m)

With power, light, plumbing, boarded loft access, double glazed door and electric roller door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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