



Connells

Radcliffe Road
Bishops Tachbrook Leamington Spa



Property Description

Occupying a highly sought after and convenient location, this attractive detached home offers a wealth of generous and immaculate accommodation with stunning views over the countryside. The property is being sold with no chain. Lovingly maintained by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, a spacious lounge, study, open plan kitchen dining room, utility and cloakroom.

To the first floor there are five bedrooms, the master boasting fitted wardrobes and an en-suite shower room, as well as the family bathroom. Externally the property comprises a driveway, garage and landscaped rear garden.

Approach

Set back from the road behind the private drive and situated in the enviable position overlooking the countryside.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the downstairs cloakroom, the lounge, kitchen/dining room and the study.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and marble tiled flooring.

Study

9' 9" x 8' 4" (2.97m x 2.54m)

Comprising a radiator and a double glazed window to the front elevation.

Lounge

16' x 10' 7" (4.88m x 3.23m)

Light and airy lounge comprising a radiator and a double glazed window to the front elevation.

Kitchen Dining Room

10' 4" x 26' 7" (3.15m x 8.10m)

Modern kitchen/dining room, fitted with white high gloss wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer units. There are integrated appliances to include; an electric oven, gas hob with cooker hood over, a dishwasher and fridge/freezer. Comprising marble tiled flooring, ceiling spotlights, double glazed windows to rear elevation, French doors leading to the garden and a door to the utility room.

Utility Room

5' 5" x 8' 9" (1.65m x 2.67m)

Fitted with white high gloss base units with complimentary work surfaces over and upstand. Housing the wall mounted central heating boiler, plumbing for washing machine, marble tiled flooring, a radiator and a door to the side elevation.

First Floor Landing

The stairs lead from the hallway. Comprising a storage cupboard, loft access and doors to all bedrooms and the main family bathroom.

Bedroom One

11' 1" x 9' 6" (3.38m x 2.90m)

Double bedroom comprising fitted wardrobes with sliding mirrored doors, a radiator, a double glazed window to the front elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle with drencher shower , low level W/C, partly tiled walls, tiled flooring, a radiator, ceiling spotlights, an extractor fan and a double glazed window to the front elevation.

Bedroom Two

9' 9" x 8' 5" (2.97m x 2.57m)

Double bedroom having a television point, a radiator and a double glazed window to the rear elevation.

Bedroom Three

10' 6" x 8' 9" (3.20m x 2.67m)

Double bedroom comprising a radiator and a double glazed window to the rear elevation.

Bedroom Four

8' 4" x 13' 9" (2.54m x 4.19m)

Double bedroom comprising a radiator and a double glazed window to the front elevation.

Bedroom Five

7' 2" x 8' 7" (2.18m x 2.62m)

Comprising a radiator and double glazed

window to the rear elevation.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, partly tiled walls, tiled flooring, an extractor fan, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising raised planted borders and a decking area.

Driveway

Providing off road parking.

Garage

Detached garage having up and over door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

Tenure: Freehold

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