



Connells

Chance Fields
Radford Semele Leamington Spa

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for sale offers over
£675,000



Property Description

Impressive, five bedroom, detached family home, situated in the popular village of Radford Semele, and positioned on a private road.

Superbly presented and maintained throughout, with a bright and spacious rooms throughout.

The ground floor incorporates a modern kitchen with separate utility room, a sizeable living room with double doors leading to the additional reception/dining room.

To the first floor there are five generously sized bedrooms, Jack & Jill shower room and four piece suite family bathroom.

Externally the property has a driveway providing off road parking for several cars, a single garage and a generously sized and well-maintained rear garden.

Approach

Via the generously sized driveway.

Entrance Hallway

Welcoming entrance hallway comprising a radiator and double glazed window to side elevation. With doors to the lounge, kitchen and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator, laminate flooring, a double glazed window to side elevation and a door to the under stairs storage cupboard.

Lounge

20' 5" max x 19' 7" min (6.22m max x 5.97m min)

Generously sized lounge having a feature fire place, ceiling spotlights, a radiator, a double glazed window to rear elevation, French doors leading to the garden and double doors to the dining room.

Dining Room

17' 2" max x 15' 9" max (5.23m max x 4.80m max)

Comprising a radiator, laminate flooring and French doors leading to the garden.

Kitchen

17' 5" max x 12' 9" max (5.31m max x 3.89m max)

Modern kitchen fitted with a range of wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. There is a built-in eye-level double electric Neff oven and microwave oven, gas hob with cooker hood over and space for an American style fridge/freezer. Comprising two radiators, ceiling spotlights, tiled flooring, two double glazed windows to front elevation, a door to the utility room and a door to the integral garage.

Utility Room

9' 6" max x 4' 9" max (2.90m max x 1.45m max)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for a washing

machine and tumble dryer, with tiled flooring and a radiator.

First Floor Landing

The stairs lead from the hallway. Having a radiator, a double glazed window to front elevation and doors to all bedrooms and the main family bathroom.

Master Bedroom

15' 2" max x 11' 8" max (4.62m max x 3.56m max)

Generously sized double bedroom. Comprising built-in wardrobes, a radiator, a double glazed window to rear elevation and a door to the Jack and Jill shower room.

Jack and Jill Shower Room

Fitted with a three piece suite comprising a wash hand basin with vanity unit, walk-in shower, low level W/C, fully tiled walls, vinyl flooring, a chrome heated towel rail and a double glazed window to side elevation.

Bedroom Two

13' 2" max x 9' 4" min (4.01m max x 2.84m min)

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

Bedroom Three

12' 10" max x 11' 1" max (3.91m max x 3.38m max)

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

Bedroom Four

13' 1" max x 8' 10" max (3.99m max x 2.69m max)

Double bedroom comprising a radiator and a

double glazed window to rear elevation.

Bedroom Five

8' 9" x 7' 10" (2.67m x 2.39m)

With a fitted desk, a radiator and a double glazed window to side elevation.

Bathroom

Fitted with a four piece suite comprising a wash hand basin, corner bath, corner shower cubicle, low level W/C, fully tiled walls, chrome heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained and generously sized garden. Being mainly laid to lawn and fence enclosed. Comprising a patio area and a shed.

Parking

Driveway providing parking for several cars.

Garage

17' 2" max x 7' 10" max (5.23m max x 2.39m max)

Integral garage accessed via the kitchen. Housing the central heating boiler and having an 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: C

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Tenure: Freehold



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