



Connells

Ashbourne Way
Radford Semele Leamington Spa



Property Description

Immaculately presented four bedroom detached family home set in the popular village of Radford Semele.

Bright and spacious throughout, the property incorporates a superb kitchen/diner with integrated appliances, a separate utility, a lounge with a stunning bay window to the front and an integral garage.

To the first floor there are four generously sized bedrooms, the master benefitting from an en-suite and a four piece suite family bathroom.

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

Location

Set amongst rolling countryside on the edge of Leamington Spa. This small AC Lloyd development is within walking distance to the 16th Century pub, local village shop/post office, playing field and a good primary school. There are bus routes travelling from the village to secondary schools such as Southam College, Stratford Grammar and Kings High/Warwick School.

Approach

Via the driveway

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a built-in storage cupboard and providing access to the lounge, kitchen/diner, utility room and integral garage.

Downstairs W/C

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

Lounge

14' 7" into bay x 10' 9" (4.45m into bay x 3.28m)

Light and airy, bay-fronted lounge with radiator.

Kitchen/Dining

12' 3" x 27' 3" (3.73m x 8.31m)

Immaculate kitchen/dining room, fitted with a range of wall and base units with complimentary granite work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There are integrated appliances to include; a double electric oven, gas hob with extractor fan over, a dishwasher and a separate fridge and freezer. Benefitting from a central island, ceiling spotlights, wood flooring and Bifold doors leading to the garden.

Utility Room

5' 2" x 11' 5" (1.57m x 3.48m)

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 a door to the garden.

First Floor Landing

The stairs lead from the hallway. Access to all bedrooms and family bathroom.

Bedroom One

13' 6" x 11' 1" plus recess (4.11m x 3.38m plus recess)

The master bedroom comprising a radiator, a double glazed window to front elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, a heated towel rail and a double glazed window to rear elevation.

Bedroom Two

14' 7" max x 9' min (4.45m max x 2.74m min)

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

Bedroom Three

12' 4" x 10' 5" (3.76m x 3.17m)

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

Bedroom Four

8' 8" x 9' 8" max (2.64m x 2.95m max)

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

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring and a heated towel rail.

Outside

Front Of The Property

Lawned area to front of the property & driveway

Rear Garden

Beautifully maintained garden, being mainly laid to lawn and fence enclosed. Comprising a patio area and gated side access.

Parking

Driveway providing off-road parking for several vehicles.

Garage

Single garage with electric and light.









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). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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