



Connells

Newnham Road
Leamington Spa



Property Description

This impressive, four-bedroom semi-detached house sits in the desirable and enviable location of North Leamington.

Beautifully maintained and thoughtfully extended by the current owners, this home offers an abundance of living space and is a true gem not to be missed!

The ground floor features a welcoming entrance hallway which gives access to the downstairs W/C, the spacious light and airy lounge with sliding doors to the conservatory and the focal point of the property which is the open-plan kitchen diner, complete with bi-fold doors to the rear, offering a perfect blend of indoor and outdoor living.

Upstairs, you'll find four bedrooms and a family bathroom, with the master bedroom boasting an en-suite and a separate dressing room for added luxury. The garden is a delightful retreat with a summer house equipped with light and electrics, with parking at the front and a workshop providing practicality and convenience. This home is a perfect combination of comfort, style and must be viewed.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor with under stairs storage space, two radiators, tiled flooring and doors to the downstairs W/C, the lounge and the kitchen/diner.

Downstairs W/C

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

Lounge

22' 9" max x 14' 2" max (6.93m max x 4.32m max)

Generously sized, light and airy lounge having an electric fire place, laminate flooring, two radiators, a double glazed window to front elevation and sliding patio doors leading to the conservatory.

Conservatory

10' 2" x 9' 10" (3.10m x 3.00m)

Having laminate flooring and French doors to the side leading to the garden.

Kitchen/Dining Room

21' 7" max x 21' 9" max (6.58m max x 6.63m max)

Immaculate and modern kitchen, fitted with a range of wall and base units and tiling to the splash back areas. There is an integrated dishwasher, space for a double Range master cooker, space for a washing machine and space for a fridge/freezer. Benefitting from a central island which incorporates a sink and drainer unit and a wine cooler. Housing the boiler which was installed in 2018 and comprising ceiling spotlights, vertical radiator, tile effect laminate flooring a built-in storage cupboard, two double glazed windows to rear elevation and Bi-fold doors leading to the garden.

First Floor Landing

The stairs lead from the hallway. There is an airing cupboard, loft access and doors to all bedrooms and the family bathroom.

Bedroom One

18' 8" x 11' 1" (5.69m x 3.38m)

The master bedroom is generously sized and consists of; a radiator, double glazed window to rear elevation and access to the en-suite and dressing room.

En-Suite

Modern three piece suite with a wash hand basin, shower cubicle, low level W/C, a shaver point, fully tiled walls, tiled flooring, a chrome heated towel rail, ceiling spotlights and a double glazed window to rear elevation.

Dressing Room

7' 8" x 6' 3" (2.34m x 1.91m)

With access from bedroom one is the dressing area with lighting.

Bedroom Two

12' 4" x 11' 5" (3.76m x 3.48m)

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

Bedroom Three

10' 5" min x 9' 6" (3.17m min x 2.90m)

Double bedroom having built-in storage, a radiator and a double glazed window to rear elevation.

Bedroom Four

8' 8" x 6' 5" (2.64m x 1.96m)

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

Bathroom

Modern four piece suite, comprising a wash hand basin with vanity unit, W/c with concealed cistern, bath and corner shower. Having fully tiled walls, tiled flooring, ceiling spotlights, a shaver point, chrome heated towel rail and a double glazed window to front elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed with planted borders and a patio. There is also access to the annex.

Annex

10' 9" x 8' 1" (3.28m x 2.46m)

Having power, light, laminate flooring and ceiling spotlights.

Parking

Driveway to front providing parking for two cars.

Workshop

13' 4" x 7' 4" (4.06m x 2.24m)

Access via up and over door, having power and light with a 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). Powered by www.focalagent.com

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