



Connells

Alexandra Road
Leamington Spa



Property Description

Five bedroom semi-detached property situated ideally within easy access to the train station, local amenities and with schools nearby.

A perfect choice for a family or for investors, this home offers an abundance of living space throughout.

In brief, there is a porch at the front and welcoming entrance hallway. Benefitting from a bay fronted lounge with access to the spacious kitchen and two further reception rooms.

To the first floor there are four double bedrooms and a single bedroom/home office in addition to family bathroom which is a four piece suite.

Externally there is a beautifully maintained rear garden and a driveway to front. Must be viewed!

Approach

Via the driveway.

Entrance Porch

With a door leading to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage space. Comprising a radiator, engineered wood flooring and doors to the lounge, family room/bedroom 6 and the kitchen.

Lounge

12' 8" into bay x 10' 5" (3.86m into bay x 3.17m)

Bay-fronted lounge having a feature fire place and a radiator.

Family Room/Bedroom 6

10' 1" x 14' 4" max (3.07m x 4.37m max)

Bay-fronted with engineered wood flooring and a radiator. Currently used as a family room/snug with potential to use as a sixth bedroom.

Dining Room

13' 8" x 10' 6" (4.17m x 3.20m)

Light and airy, comprising a feature fire place, a radiator and engineered wood flooring. With French doors leading to the garden and double doors to the kitchen.

Kitchen

10' 5" x 16' 5" (3.17m x 5.00m)

Fitted with wall and base unit with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit and space for appliances. Housing the wall mounted central heating boiler and comprising a breakfast bar, tiled flooring, a double glazed window to rear elevation and a door to the garden.

First Floor Landing

The stairs lead from the hallway, having access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

13' 4" max x 9' 2" (4.06m max x 2.79m)

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

Bedroom Two

17' 3" Max x 10' 1" (5.26m Max x 3.07m)

Generously sized double bedroom having built-in wardrobes, a radiator and a double glazed bay window to front elevation.

Bedroom Three

11' 7" x 9' 9" (3.53m x 2.97m)

Double bedroom comprising a radiator, engineered wood flooring and a double glazed window to front elevation.

Bedroom Four

10' x 11' 7" (3.05m x 3.53m)

Double bedroom comprising engineered wood flooring, a radiator and a double glazed window to rear elevation.

Bedroom Five/Office

6' 2" x 7' 1" (1.88m x 2.16m)

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

Bathroom

Fitted with a four piece suite to include; a wash hand basin, bath, separate shower cubicle and a low level W/C. Comprising a heated towel rail, partly tiled walls and a

double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained rear garden being mainly laid to lawn and wall enclosed. Benefitting from a Greenhouse, a brick built bbq, a pond, patio and seating area and four outbuildings ideal for storage.

Parking

Driveway to the front of the property, providing off road parking for two cars.

Agent's Note

Our sellers advise the property has been extended. Connells have not seen the relevant documents for the planning permission and building regulations relating to the extension. We advise potential buyers should make further enquiries and satisfy themselves in regards to the suitable use to the area of conversion.









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: D

view this property online connells.co.uk/Property/SPA313438

Tenure: Freehold



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