



Connells

Cheviot Rise
Leamington Spa

Cheviot Rise Leamington Spa CV32 7BJ

for sale offers over
£350,000



Property Description

Located just off Parklands Avenue is this beautifully presented three bedroom semi-detached home. The property benefits from lovely open country-side views to the side and rear.

As you approach the property, you have a modern tarmac driveway with light grey/white pebbled area to the side which could be used as further parking. This leads you to the front entrance door, the property then comprises an imposing dining hallway which would make a lovely entertaining space, a modern fitted kitchen with lots of unit and drawer storage, a spacious lounge, conservatory over looking the rear garden and upstairs three very spacious bedrooms and a beautifully presented four piece suite.

The property also benefits from a garage and a lovely landscaped rear garden.

Approach

Set back from the road behind the fore garden and driveway.

Entrance Hall

Comprising a door to the dining hall.

Dining Hall

19' 1" x 10' 2" (5.82m x 3.10m)

Generously sized, light and airy dining room with stairs rising to the first floor and under stairs storage space, a radiator and a double glazed window to front elevation.

Lounge

15' 1" x 10' 8" (4.60m x 3.25m)

Comprising a radiator and double glazed patio doors leading to the conservatory.

Conservatory

16' 7" x 6' 9" (5.05m x 2.06m)

UPVC construction with French doors leading to the rear garden.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a one and a half bowl sink and drainer unit. There is an electric oven, gas hob with cooker hood over and integrated appliances to include; a washing machine, dishwasher and a fridge/freezer. Comprising laminate flooring, a double glazed window to rear elevation and a door to side elevation.

First Floor Landing

The stairs lead from the dining room. Comprising a double glazed window to side elevation, loft access and doors to all bedroom and the family bathroom.

Bedroom One

14' 3" x 10' 9" (4.34m x 3.28m)

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

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m)

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

Bedroom Three

10' 9" max x 7' 3" (3.28m max x 2.21m)

Comprising a radiator, storage over the stair bulk head and a double glazed window to front elevation.

Bathroom

A white three four piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps, shower unit with drencher shower and WC with concealed cistern Having fully marble effect tiled walls, tiled flooring and double glazed windows to side and rear elevations.

Outside

Rear Garden

Beautifully maintained, tiered landscaped garden. Being mainly laid to astro turf and decking and fully fence enclosed.

Parking

Driveway to the front of the property for one car and pebbled area to the side which could be used for further parking space.

Garage

16' 2" x 7' 9" (4.93m x 2.36m)

Having power, light and an up and over 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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EPC Rating: D

Tenure: Freehold

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