



Connells

Sydenham Drive
Leamington Spa

Sydenham Drive Leamington Spa CV31 1NJ

for sale offers over
£400,000



Property Description

One of only 4 houses of this type on Sydenham Drive, in this area it is a rare opportunity to acquire a traditional three bedroom semi detached with a substantial plot. The property is positioned very close to Radford Road which is a stones throw away from Newbold Comyn. The property is conveniently located between Leamington Town and Sydenham meaning there are lots of local amenities surrounding either in walking distance or a very short drive. St. Anthony's Catholic Primary School is located across the road from the property and Campion School is a short distance up the Sydenham Drive.

This property is a large three bedroom semi detached set within a large plot, benefitting from a big driveway with parking for several cars. There is a great sized garden, ideal for families - all being secure and enclosed, there is ground suitable for vegetable patches, a lovely pergola and a pond.

The property comprises a welcoming entrance hallway, dining room, lounge, modern kitchen, conservatory, three large bedrooms and a modern shower room. Attached to the side of the property is the utility room, shed and a garage which offers lots of scope for further development, subject to planning permission.

Approach

Via driveway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and understairs storage. Comprising a radiator, laminate flooring and doors to the lounge, dining room and kitchen.

Lounge

15' 3" x 11' max plus door recess (4.65m x 3.35m max plus door recess)

Spacious, light and airy lounge featuring a log burner, laminate flooring and patio doors leading to the Conservatory.

Conservatory

14' 8" x 8' 2" (4.47m x 2.49m)

Comprising a radiator, tiled flooring double glazed windows to rear elevation and French doors leading to the garden.

Dining Room

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

Kitchen

13' x 6' 6" (3.96m x 1.98m)

Modern kitchen, fitted with wall and base units with complementary granite work surfaces over and granite upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an eye-level electric smart oven and induction hob with cooker hood over, with space for a dishwasher. Having under counter lighting, ceiling spotlights, a double glazed window to rear elevation and a door with steps leading down to;

Utility Room

8' 1" x 7' 9" (2.46m x 2.36m)

Incorporating a sink and drainer unit and providing space and plumbing for a washing machine. Comprising a double glazed window to front elevation and a door leading to the garden and access to the downstairs cloakroom.

Downstairs Cloakroom

Fitted with a low level W/c and a double glazed window to rear elevation. Housing the central heating boiler.

First Floor

Landing

The stairs lead from the hallway. There is loft access via a ladder, a radiator, double glazed windows to front and side elevations and doors to all bedrooms and the shower room.

Bedroom One

11' 9" x 9' 10" (3.58m x 3.00m)

Double bedroom having built-in wardrobes and a double glazed window front elevation.

Bedroom Two

11' x 9' 10" up to wardrobes (3.35m x 3.00m up to wardrobes)

Double bedroom benefitting from Sharpes fitted wardrobes and dressing unit with storage, a radiator and a double glazed window to rear elevation.

Bedroom Three

10' 1" x 7' 7" (3.07m x 2.31m)

Having built-in cupboards and a double glazed window to rear elevation.

Shower Room

Three piece suite fitted with a wash hand basin with vanity unit and LED mirror, shower cubicle and W/c with concealed cistern. Having fully tiled walls, a chrome heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained garden, being mainly laid to lawn and fence enclosed. Benefitting from a generous patio area, with raised beds.

Shed

Outdoor brick-built shed having light and a window to front elevation.

Parking

Driveway providing off road parking.

Garage

17' 9" x 8' 9" (5.41m x 2.67m)

Having an electric roller door, power and light and a window to rear elevation.









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: C

Tenure: Freehold

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