



Connells

Overtons Close
Radford Semele Leamington Spa

Overtons Close Radford Semele Leamington Spa CV31 1UD

for sale
£525,000



Property Description

Occupying a highly sought after and convenient location in the ever popular village of Radford Semele, this attractive semi-detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained by the current owner and thoughtfully extended, this modern property boasts spacious accommodation throughout, beginning with a welcoming entrance hall, a bay-fronted lounge, study, downstairs cloakroom, utility, spacious kitchen and dining room.

To the first floor there are four double bedrooms the master benefitting from ensuite shower room as well as the family bathroom.

Externally the property is approached via a private driveway providing off road parking for four/five cars, whilst to the rear is an attractive private landscaped rear garden with lawned garden and decked seating area.

Approach

The property is set back from the road behind the generous driveway and lawned fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an understairs storage cupboard with an additional built-in storage cupboard. Comprising a radiator and doors off to the downstairs cloakroom, the study, kitchen and the lounge.

Downstairs Cloakroom

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

Study

10' x 10' 4" (3.05m x 3.15m)

Comprising a radiator, door to the side and double glazed windows to front and side elevations.

Lounge

13' 6" into bay x 13' (4.11m into bay x 3.96m)

Spacious, light and airy bay-fronted lounge. Having a feature fire place and a radiator.

Dining Room

11' 6" x 10' 11" max (3.51m x 3.33m max)

Comprising a feature fire place, a radiator, under floor heating and French doors leading to the garden.

Kitchen

8' 1" x 15' 1" (2.46m x 4.60m)

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Providing space for appliances and comprising under floor heating, a radiator, two double glazed windows to rear elevation an archway into the dining room and a door to;

Utility Room

5' 2" x 10' 6" (1.57m x 3.20m)

Fitted with wall and base units with

complementary work surfaces over, incorporating a sink and drainer unit. Having an integrated dishwasher and integrated fridge, whilst providing space for a washing machine and space for a tumble dryer. Comprising a radiator, a double glazed window to side elevation and a door to the rear.

First Floor

Landing

The stairs lead from the hallway. Providing access to the loft and comprising a radiator and an airing cupboard housing the central heating boiler.

Bedroom One

10' 4" x 11' 7" plus door recess (3.15m x 3.53m plus door recess)

Double bedroom having a radiator, double glazed windows to front and rear elevations and a door to;

En-Suite

Newly fitted modern three piece suite, fitted with a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having panelled walls, a heated towel rail and a double glazed window to rear elevation.

Bedroom Two

8' 11" to wardrobe x 11' 5" (2.72m to wardrobe x 3.48m)

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

Bedroom Three

14' 1" max to bay x 11' 3" into wardrobe (4.29m max to bay x 3.43m into wardrobe)

Bay-fronted double bedroom comprising a radiator.

Bedroom Four

7' 11" x 8' 8" (2.41m x 2.64m)

Comprising a fitted cupboard, a radiator and a double glazed window to front elevation.

Bathroom

Modern, white three piece suite, fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a shaver point, a heated towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained and private garden, Being mainly laid to lawn and fence enclosed. Comprising a decking/seating area and a Summer House which has power and USB charge points.

Parking

Driveway providing off road parking for four to five cars.

Garage

11' 10" max x 15' 2" (3.61m max x 4.62m)

Having power, light and a up and over door. With double glazes windows to side and rear elevations. With outdoor tap.

Outbuilding

Ideal for storage with plumbing for W/C.









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

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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