



Connells

Hadrian Close
Leamington Spa

Hadrian Close Leamington Spa CV32 7ED

for sale
£450,000



Property Description

Three bedroom detached dormer bungalow situated in the sought after area of North Leamington Spa. An ideal choice for anyone looking to downsize or move to a town centre location.

The property is lovingly maintained and kept throughout by the current owner and offers ample living space.

Briefly comprising a welcoming entrance hallway, open plan generous lounge/dining room, separate kitchen with utility room, a conservatory, two double bedrooms and a shower room.

There is further bedroom and dressing room/en-suite on the first floor.

Benefitting from a low maintenance garden to the rear, integral garage and a driveway at the front.

Approach

Via driveway.

Entrance Porch

Having a door leading to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to the lounge/dining room, kitchen, shower room and bedrooms one and three.

Lounge/Dining

24' 6" max x 15' 8" max (7.47m max x 4.78m max)

Generously sized open plan lounge dining room, benefitting from ample natural light. There are two radiators, double glazed window, and French doors leading to the garden.

Kitchen

14' 3" max x 11' 2" max (4.34m max x 3.40m max)

Utility Room

9' 8" max x 7' 7" max (2.95m max x 2.31m max)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Housing the wall-mounted Valiant boiler and providing space for a washing machine and a tumble dryer. Comprising laminate flooring, a radiator, a double glazed window to rear elevation and doors to the conservatory and garage.

Conservatory

13' 1" max x 8' 5" max (3.99m max x 2.57m max)

UPVC construction with tiled flooring, ceiling spotlights, a radiator and French doors leading to the garden.

Shower Room

Fitted with a white three piece suite, comprising a wash hand basin, a walk-in half screened shower, W/C, a chrome heated towel rail and a velux window.

Bedroom One

12' 3" max x 10' 6" max (3.73m max x 3.20m max)

Double bedroom having fitted wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Three

Double bedroom having fitted wardrobes, a radiator and a double glazed window to front elevation.

Second Floor

The stairs lead from the hallway with doors to bedrooms two.

Bedroom Two

11' 8" x 13' 9" (3.56m x 4.19m)

With restricted head height and comprising a radiator and a velux window.

Dressing Room/En-Suite

Fitted with a wash hand basin, low level WC, a radiator and a velux window.

Outside

Rear Garden

Beautifully landscaped, low maintenance garden, being mainly laid to patio and fence enclosed. Comprising a shed.

Parking

Driveway providing off road parking for 1 car.

Garage

Integral single garage having power and light.









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 Council Tax
 Band: D

Tenure: Freehold

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