



Connells

Charlecote Gardens
Sydenham Leamington Spa

Charlecote Gardens Sydenham Leamington Spa CV31 1GE

for sale
£350,000



Property Description

Beautifully modernised four bedroom semi detached home overlooking nature reserve!

Set within a quiet cul-de-sac and overlooking the picturesque nature reserve, this stunning four bedroom semi detached home offers spacious, immaculate accommodation that has been tastefully modernised by the current owners.

The property welcomes you with an inviting entrance hall with underfloor heating leading to a contemporary kitchen and an impressive open plan lounge dining room with underfloor heating - perfect for modern family living and entertaining. A convenient downstairs cloakroom completes the ground floor.

Upstairs you will find two double bedrooms featuring fitted wardrobes, two further single bedrooms and a stylish family bathroom.

Externally the home benefits from a private driveway providing off road parking, while the attractive rear garden offers a tranquil outdoor space backing onto the nature reserve - ideal for relaxing and enjoying the surrounding natural beauty.

Offering comfort, style and a prime location in Sydenham, just a short walk to Sydenham Nursery and Primary School this exceptional property is not to be missed!

Approach

Set within a quiet cul-de-sac the property is set back from the road behind the planted fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, Herringbone flooring with under floor heating and doors to the kitchen, lounge dining room and cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin with vanity unit, low level W/C, a radiator and a double glazed window to front elevation.

Lounge Dining Room

16' 7" x 14' 11" max (5.05m x 4.55m max)

Spacious, light and airy lounge diner consisting of an feature media wall complete with electric fire place, panelled built-in storage cupboards, understairs storage. Fitted with Herringbone flooring and under floor heating, double glazed windows to side and rear elevations and patio doors leading out to the garden.

Kitchen

8' 3" x 11' 9" (2.51m x 3.58m)

Modern kitchen fitted with a range of wall and base units with complementary Epoxy resin work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over and a fridge/freezer, whilst providing space for a

washing machine. Housing the central heating boiler and comprising a double glazed window to front elevation and a door to side.

First Floor

Landing

The stairs lead from the hallway. With a cupboard housing the immersion heater, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

11' 4" max x 8' 5" (3.45m max x 2.57m)
Benefitting from two fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Two

11' 7" max x 8' 7" (3.53m max x 2.62m)
Double bedroom having two fitted wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Three

6' 2" x 8' 6" (1.88m x 2.59m)
Having a radiator and a double glazed window to rear elevation.

Bedroom Four

6' 2" x 8' 2" (1.88m x 2.49m)
Having a radiator and a double glazed window to front elevation.

Bathroom

Modern, three piece suite fitted with a wash hand basin with vanity unit, double-ended roller top bath with drencher shower over and a low level W/C. Having a fitted towel rail and

a double glazed window to side elevation.

Outside

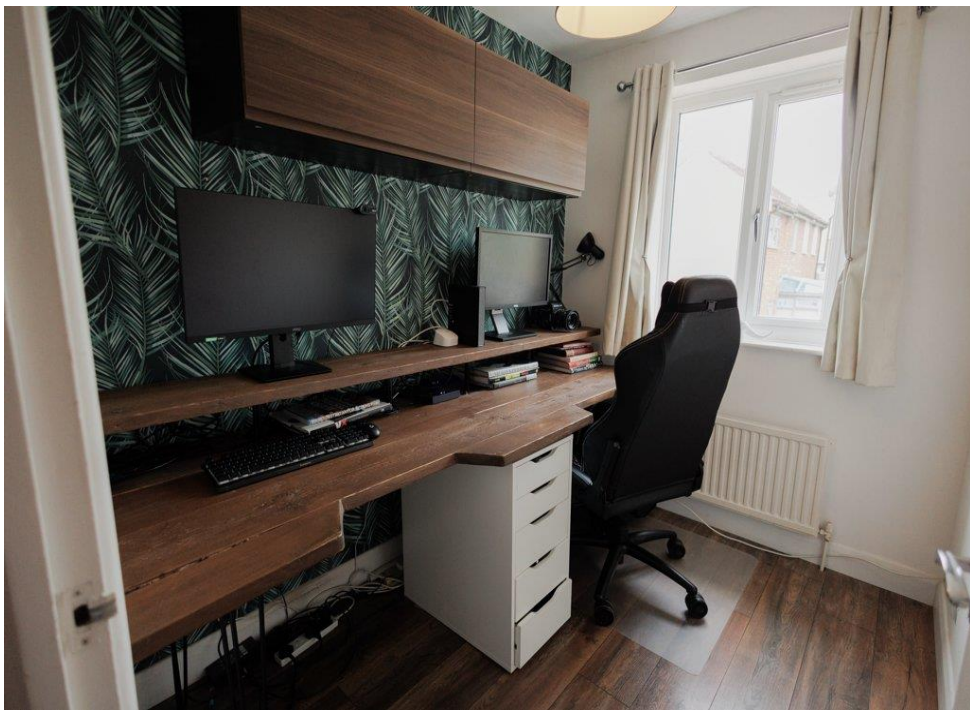
Rear Garden

Beautifully maintained, private garden being mainly laid to lawn and patio. Fully fence enclosed and benefitting from a pergola and gated rear access to the nature reserve.

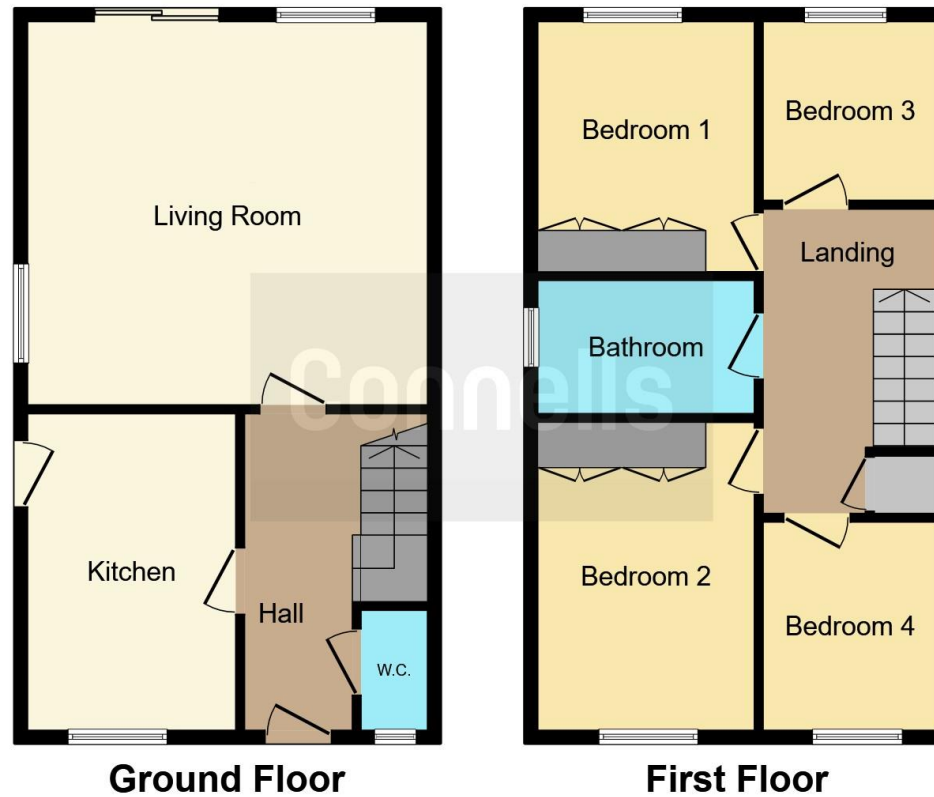
Parking

Driveway providing off road parking for one car.









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: C

Tenure: Freehold

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