



Arden Close Leamington Spa CV31 2PA

for sale offers over
£250,000



Property Description

Charming three bedroom semi detached home of sale!

Located in the desirable area of South Leamington Spa, this delightful three bedroom semi detached home boasts a generous corner plot, providing ample opportunity for extension (STPP) and a tranquil outdoor space.

Key features:

Spacious lounge, perfect for relaxing

Open plan modern kitchen dining room, ideal for entertaining or family dining

Three bedrooms: two doubles offering ample space for rest and relaxing, One single bedroom perfect for a home office, nursery or guest room.

Modern bathroom, complete with sleek fixtures and fittings

Excellent size wrap around garden offering potential to extend (STPP)

A stunning and private outside space perfect for alfresco dining, summer barbecues or outdoor family playtime.

Additional benefits:

Communal bays and on street parking available providing convenient access to your vehicle.

Located within easy reach of local amenities including shops and local park.

This property offers:

A spacious and comfortable living space, perfect for families or professionals.

A tranquil, private corner plot with excellent potential to extend (STPP).

A highly desirable location close to local amenities and within easy reach of the town centre.

Viewing is highly recommended to appreciate the charm and potential of this beautiful home!

Contact us today to arrange your viewing.

Approach

The property is ideally positioned set back from the road behind the lawned fore garden with a pathway to the front entrance.

Entrance Hallway

With stairs rising to the first floor, a radiator and a door to the lounge.

Lounge

14' 8" max x 11' 6" max (4.47m max x 3.51m max)

Spacious, light and airy lounge consisting of a radiator, a double glazed window to front elevation and an archway leading to the kitchen/diner.

Kitchen/Diner

7' 8" x 17' 9" (2.34m x 5.41m)

Fitted with a range of wall and base units with complementary work surfaces over and tiling and upstand to the splash back areas, incorporating a Belfast sink. Integrated appliances include; a washing machine and dishwasher, Range Master with five ring gas hob and providing space for the fridge/freezer. Having an understairs storage cupboard, vertical radiator, a door to side elevation and French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway, with a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

10' 2" into wardrobes x 11' 2" (3.10m into wardrobes x 3.40m)

Double bedroom benefitting from fitted wardrobes with sliding mirrored doors, a radiator, a double glazed window to rear elevation and a built-in cupboard housing the central heating boiler.

Bedroom Two

6' 10" x 9' 4" (2.08m x 2.84m)

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

Bedroom Three

7' 7" x 6' 6" (2.31m x 1.98m)

Third single bedroom comprising a radiator, a double glazed window to front elevation and storage over the stair bulkhead.

Bathroom

White three piece suite fitted with a wash hand basin, double-ended Jacuzzi bath with mixer taps and rainfall shower over, and a low level W/C. Having fully tiled walls, a fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

The property sits within a generous, private wrap around garden. Being mainly laid to lawn with a patio area and gated side access offering excellent potential for future extension and an already tranquil place to relax and unwind.

Parking

Communal bays and on street parking are available.

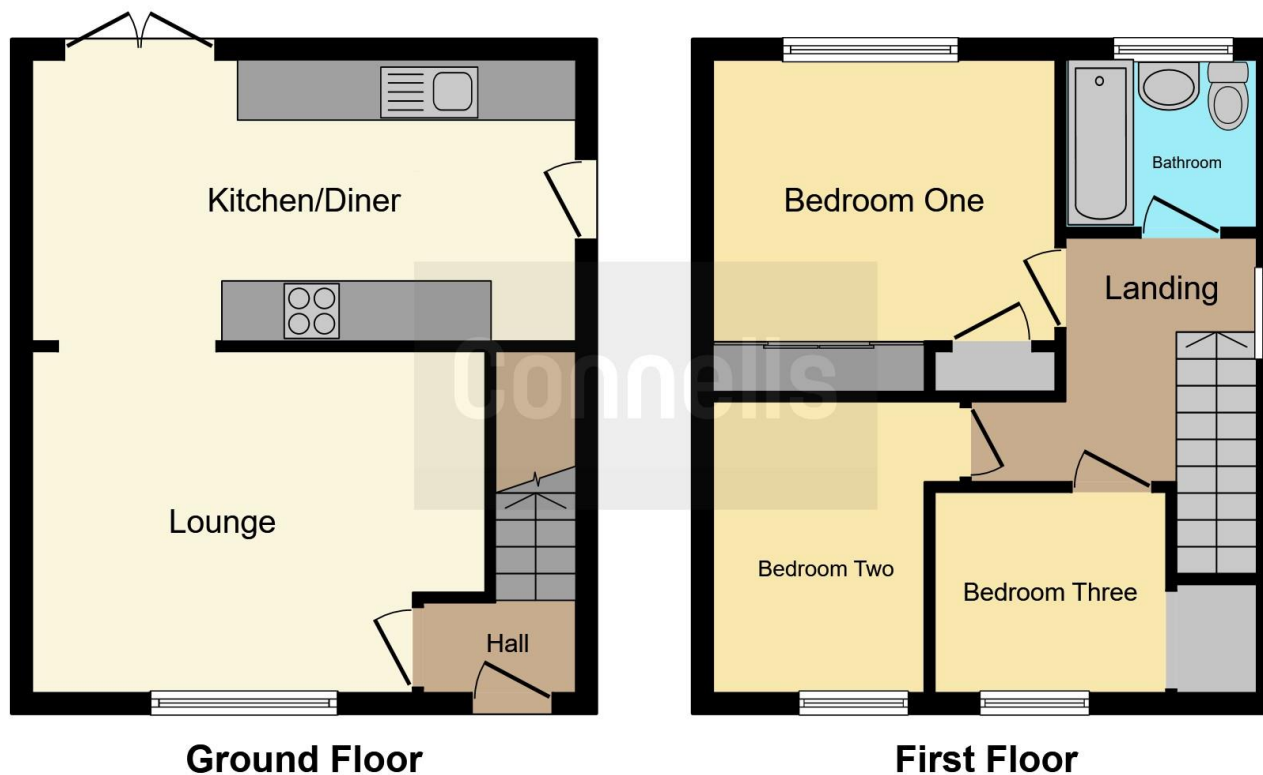
Agent's Note

The property is of non-standard construction. It should be noted that this form of construction is not classed as defective under the Housing Defects Act 1984. Please enquire with the branch for further details.









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

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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