



Connells

The Gardens
Radford Semele Leamington Spa

The Gardens Radford Semele Leamington Spa CV31 1TH

for sale
£475,000



Property Description

Immaculately presented three double bedroom detached home with driveway and garage! Set in a highly sought after and convenient location in the ever popular area of Radford Semele. This attractive detached home offers a wealth of generous and immaculate accommodation and has been lovingly maintained by the current owners.

Beginning with a welcoming entrance hall, downstairs cloakroom, a light and airy lounge/diner, modern kitchen and utility room with additional store room.

To the first floor are three bedrooms, the master benefitting from triple built-in wardrobes and a three piece shower room.

Externally the property incorporates a generous driveway and private rear garden with shed which could be used as a potential Summer House.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the lounge, downstairs cloakroom, kitchen and utility room.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a window to side elevation.

Lounge/Diner

22' 5" x 10' 9" (6.83m x 3.28m)

Generously sized, light and airy lounge/diner, consisting of three radiators, a double glazed window to front elevation and French doors leading to the garden.

Kitchen

11' 4" x 10' 7" (3.45m x 3.23m)

Fitted with a range of wall and base units and complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an eye-level electric oven, gas hob with cooker hood over and a dishwasher, whilst providing space for a fridge/freezer. Benefitting a pull out corner shelf and a double glazed window to rear elevation.

Utility Room

7' 8" x 7' 8" (2.34m x 2.34m)

Fitted with wall and base units, incorporating a sink and drainer unit. Housing the gas central heating boiler and hot water tank, whilst providing space for a washing machine and having a radiator.

First Floor

Landing

The stairs lead from the hallway. There is access to the spacious loft, a double glazed window to side elevation and doors to all bedrooms and the shower room.

Bedroom One

15' x 11' (4.57m x 3.35m)

Double bedroom benefitting from triple built-in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Two

10' 10" x 9' 5" (3.30m x 2.87m)

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

Bedroom Three

10' 10" x 7' 7" (3.30m x 2.31m)

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

Shower Room

Three piece suite, fitted with a wash hand basin, double shower and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

Outside

Front Of The Property

Slabbed driveway providing off road parking for several cars and a fore-garden being mainly laid to lawn and fenced, with gated side access.

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Having a patio area with access to the shed.

Shed

24' x 9' 10" (7.32m x 3.00m)

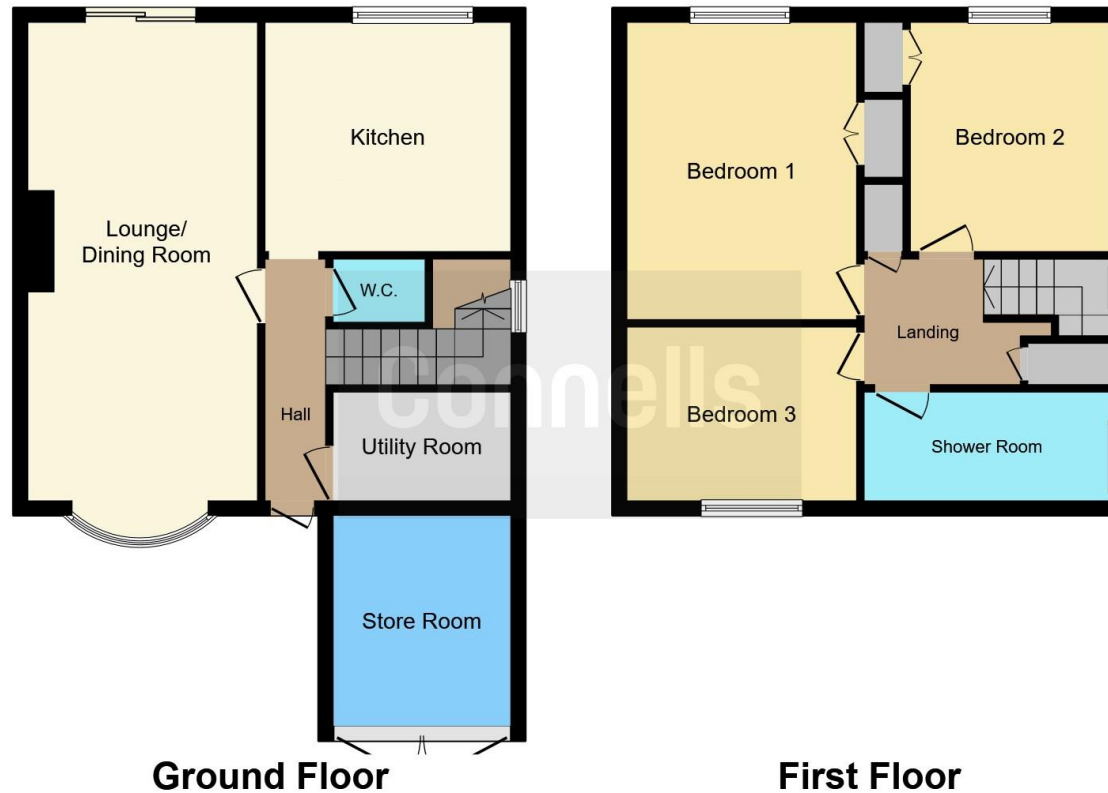
Store

8' 7" x 8' 4" (2.62m x 2.54m)

With double doors to front and 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: D Council Tax
 Band: D

Tenure: Freehold

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