



**Connells**

De Normanville Avenue  
Leamington Spa



# De Normanville Avenue Leamington Spa CV31 3SP

for sale offers in excess of  
**£425,000**



## Property Description

This well-presented three-bedroom semi-detached family home is ideally located within walking distance of Leamington Spa town centre and the train station, offering convenience and excellent transport links, whilst enjoying the stunning views of Victoria Park.

To the side of the property, there is a driveway providing parking for two cars, with a pathway leading to the front door. On entering, you are welcomed into a spacious entrance hallway with stairs rising to the first floor and access to a downstairs W/C.

The ground floor features a modern open-plan kitchen/diner/living room, creating an excellent sociable space for families and entertaining. This flows seamlessly into a bright garden room, which enjoys views over the garden and has doors opening out to the rear.

Upstairs, the first floor offers three good-sized bedrooms, including a master bedroom with en-suite, along with a contemporary family bathroom.

Outside, the rear garden is mainly laid to lawn, providing a safe and enjoyable space for children and outdoor living. The property also benefits from access to the part converted garage providing a home office/study with retained storage to the front (up and over door).

This is a fantastic family home in a popular and convenient location, offering versatile living space both inside and out.

## Approach

Via fore-garden with pathway leading to the front door and a driveway to the side.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the downstairs W/C and open plan lounge/kitchen/diner.

## Downstairs W/C

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

## Open Plan Lounge/Kitchen/Diner

27' 3" max x 15' 6" ( 8.31m max x 4.72m )

## Kitchen Area

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; a double electric oven, electric hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Housing the gas central heating boiler and comprising a double glazed window to front elevation.

## Lounge/Diner Area

Light and airy consisting of a built-in storage cupboard, a television point, a double glazed window to rear elevation and double glazed

French doors leading to the Garden Room.

## Garden Room

9' 5" x 14' 7" ( 2.87m x 4.45m )

Conservatory style garden room, currently being used as a playroom. Having French doors leading to the rear garden.

## First Floor

## Landing

The stairs lead from the hallway with doors to all bedrooms and the family bathroom.

## Master Bedroom

11' 5" max x 12' 1" max ( 3.48m max x 3.68m max )

Double bedroom benefitting from fitted wardrobes and a built-in cupboard, a radiator, a double glazed window to front elevation and a door to;

## En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, ceiling spotlights, an extractor fan and a double glazed window to front elevation.

## Bedroom Two

11' 9" max x 8' 5" max ( 3.58m max x 2.57m max )

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

## Bedroom Three

8' 2" x 6' 8" ( 2.49m x 2.03m )

Comprising a radiator and a double glazed window to rear elevation.

## Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and an extractor fan.

## Outside

## Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed also having access to the outdoor home office

## Part-Converted Garage

Part-converted garage providing a home office/study (measuring 9ft 5" X 9ft8") which benefits from power and light and double doors opening to the garden. There is retained storage to the front (up and over door).

## Parking

Driveway providing off road parking for two cars.

## Agent's Note

There is an estate management charge of approximately £14 per month (£84.52 payable twice yearly), which covers communal landscaping and trees across the development.

We understand from our sellers that both the garden room and the garage conversion were completed to Building Regulations and signed off by Building Control (completion documentation available).















**Ground Floor**

**First Floor**

**Part-Converted  
Garage**

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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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