

CHANCE FIELDS, LEAMINGTON SPA CV31 1TR



A CHARMING AND WELL PRESENTED DETACHED HOUSE IN A POPULAR VILLAGE LOCATION

- DETACHED
- VILLAGE LOCATION
 - CUL-DE-SAC
 - DRIVEWAY
 - GARDEN
 - GARAGE
- THREE DOUBLE BEDROOMS AND A FAMILY BATHROOM
 - KITCHEN
 - SITTING ROOM
 - DINING ROOM AND CONSERVATORY

3 BEDROOMS

OFFERS OVER £450,000

Nestled in the charming village of Radford Semele, Leamington Spa, this bright and contemporary detached house offers a wonderful opportunity for families and individuals alike. With three spacious bedrooms, this property is perfect for those seeking a comfortable and modern living space.

Situated in the peaceful cul-de-sac of Chance Fields, residents will enjoy the tranquillity of village life while still being conveniently close to local amenities. The village boasts a shop, a welcoming pub, a social club, and a primary school, making it an ideal location for families and those who appreciate a close-knit community.

This property presents a rare opportunity, as homes in this desirable area seldom come to the market. The potential for extension, subject to planning permission, allows for the possibility of personalising the space to suit your needs and lifestyle.

Whether you are looking to settle down in a serene environment or seeking a home with room for growth, this detached house in Radford Semele is a remarkable find. Do not miss the chance to make this delightful property your own.

Front

The property benefits from a spacious driveway, allowing for multiple off road parking spaces.

Entrance Hallway

The entrance hallway gives access to the cloakroom, kitchen and living room areas, as well as the first floor stairs.

Cloakroom/WC 4'11".4'3" (1.52.1.32)

With a double glazed window to the side elevation, sink with storage, WC, heated towel rail and a light point to ceiling. Also benefiting from a built in storage cupboard which has a deceptive amount of space.

Kitchen 13'9" x 7'8" (4.20 x 2.35)

Benefiting from double glazed windows to the front and side elevation and spotlights to ceiling. There is a door that also provides access into the sitting room and a door that leads to the garage area, with an inner hallway, with a further door that leads to the front of the property. The kitchen worktop is spacious and supplemented by multiple white fronted storage units above and below. Benefiting from integrated dual ovens, integrated dishwasher, integrated fridge with space for all white goods.

Sitting Room 20'4" x 16'11" (6.22 x 5.17)

A sizable sitting room, that has space without lacking the comfort and charm after a long day. With a double glazed window to the rear aspect, two light points to ceiling, two radiators, gas feature fireplace and through access to the dining room.

Dining Room 12'1" x 8'11" (3.70 x 2.73)

With a double glazed window to the rear aspect, radiator, light point and a double glazed patio door that leads into the conservatory.

Conservatory 8'6" x 7'11" (2.60 x 2.42)

An attractive conservatory area, providing a peaceful space with seating, light point, radiator and double glazed windows to all aspects, door allowing access into the garden.

First Floor

The first floor provides three double bedrooms, family bathroom and loft access. There is a lovely large double glazed window as you approach the first floor landing to the side aspect.

Bedroom One 11'0" x 10'11" (3.36 x 3.34)

With a double glazed window to the rear aspect, light point to ceiling, radiator and a built in wardrobe space.

Bedroom Two 13'1" x 8'11" (3.99 x 2.73)

With a double glazed window to the rear aspect. built in storage cupboard, light point and radiator.

Bedroom Three 10'8" x 8'10" (3.27 x 2.70)

With a double glazed window to the side aspect, built in storage cupboard, light point and a radiator. Stunning views from this window of the local countryside that stretch far as the eye can see.

Bathroom 9'11" x 4'7" (3.03 x 1.42)

Benefiting from double glazed windows to the front elevation with first class shutters, spotlights to ceiling, heated towel rail, bath with shower attachment, low level WC and a vanity sink unit.

Garden

A pleasing and extremely well kept garden area. With access from both sides of the house back to the front, the lawned area is elevated with the below area hard landscaped and providing a variety of seating options, with a veranda area.

Garage 17'2" x 11'11" (5.24 x 3.65)

With an electric up and over door, electric and light points, double glazed window to the rear aspect and patio door leading to the garden area.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is E.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

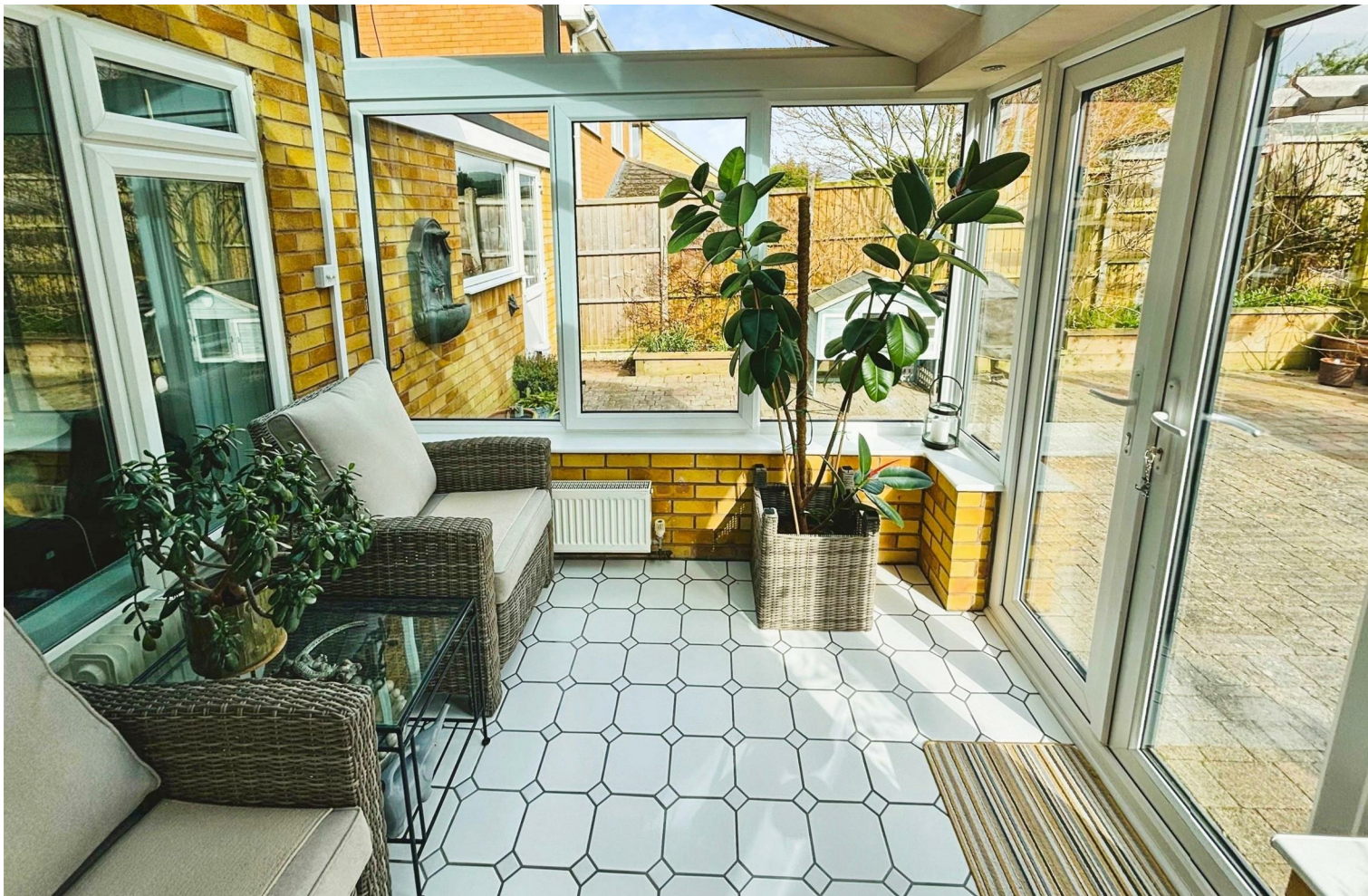
Viewings

Strictly by appointment through Hawkesford on 01926 438123



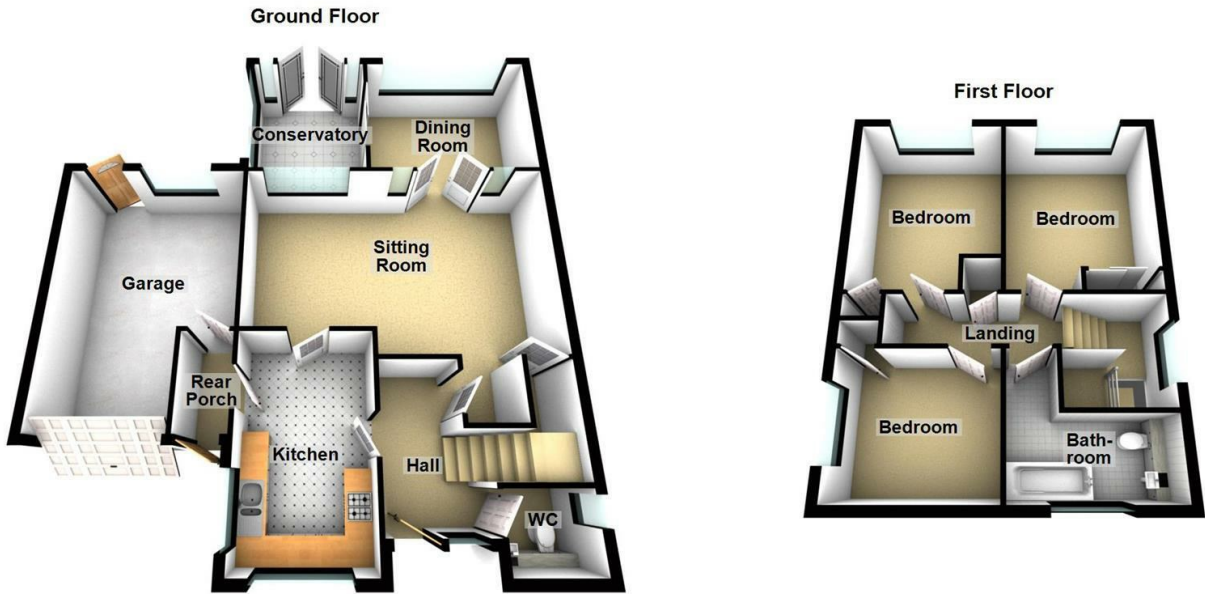












Total area: approx. 135.5 sq. metres (1459.0 sq. feet)

