



BLOXHAM WAY, RADFORD SEMELE

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A very well-presented detached bungalow built by the Premier Builder Bovis Homes on the edge of Radford Semele, surrounded by Warwickshire countryside. The home was constructed in 2020 and has a remainder NHBC guarantee. The home comprises a central hallway, living room, kitchen diner, shower room, and main bedroom and the second double bedroom has been fitted with plenty of wardrobes so has become a large dressing room. The property has a detached garage, parking for 3 cars with EV charging point and an attractive landscaped low-maintenance rear garden. The property comes with a 7.1Kwh solar panel system with two batteries (the current owners say they cover all electric and receive a rebate £50 a month over the past few months- this will depend on electric use and weather)

it's in the details...

Via driveway with pathway leading to the front entrance.

#### Entrance Hallway

The entrance hallway has a storage cupboard with fitted shelves and rails, Amtico flooring, a radiator and doors to all rooms.

#### Lounge

Generously sized, light and airy lounge, comprising an electric feature fireplace, two radiators, double glazed window to side elevation and double glazed French doors leading to the rear garden.

#### Kitchen Diner

It is fitted with wall and base units with complimentary wood effect work surfaces over with upstand, incorporating a stainless steel sink and drainer unit. There is an electric oven and gas hob with a cooker hood over, space & plumbing for a washing machine and space for a fridge/freezer. It houses the central heating boiler and comprises a radiator and a double glazed window to the front elevation.

#### Bedroom One

A double bedroom comprising built-in wardrobes, a radiator and a double glazed window to the rear elevation.

#### Bedroom Two

A further double bedroom which has been utilised as a dressing room with double sliding fitted wardrobe and a triple sliding fitted wardrobe with mirrored panel. There is also a radiator and a uPVC double glazed window.

#### Shower Room

Fitted with a three-piece suite, comprising a wash hand basin, shower cubicle, low-level W/C, partly tiled walls, tiled flooring and a chrome heated towel rail.

#### Rear Garden

The Garden has been low maintenance landscaped, with large areas of slab patio, artificial lawn, sleeper retain stoned area ideal for pots. Steps up to a further area of artificial lawn, with ever-green planted bedding. There is a timber gate through to the driveway and an internal glazed door through to the garage.

#### Parking

Tarmac wide drive for parking three cars there is an EV charging point and an outdoor electric socket.

#### Garage

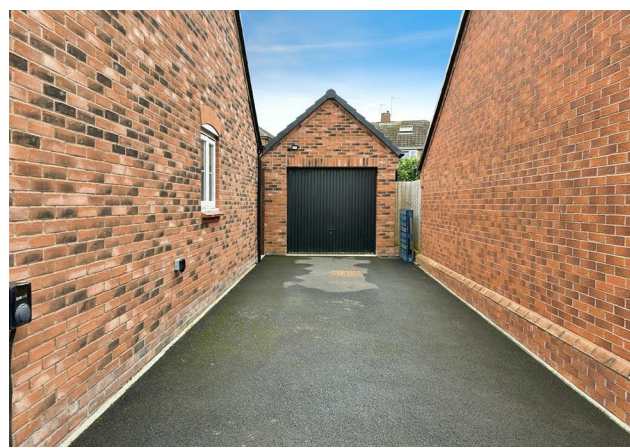


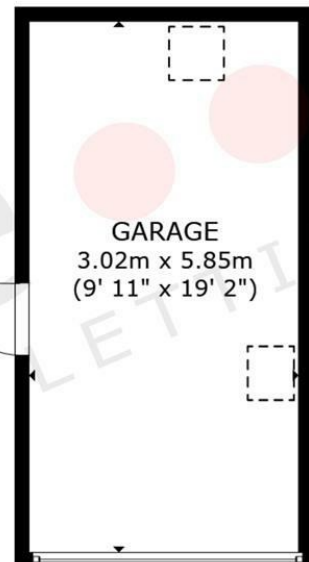
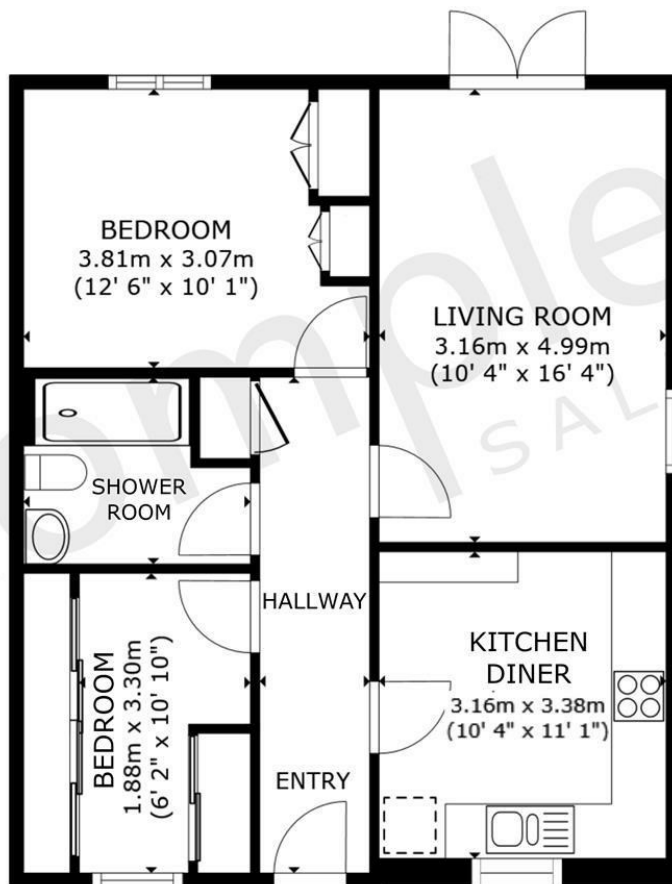
A detached garage with electrics, light and an up-and-over door. used as a workshop- also has two batteries for solar power storage.

#### Location

Bloxham Way is on the Bovis development of Crown Hill Estate, which is conveniently located at the edge of Radford Semele surrounded by Warwickshire countryside, which is proving very popular, it has local amenities close by and within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as well as Jaguar Land Rover and Aston Martin at Gaydon.

The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches, a post office with mini supermarket and a hairdressers with a beauty room. There is Radford Semele recreation ground with a play park and a sports & social club. To the immediate area, there are picturesque countryside walks and cycle routes along with superb canal side and towpath walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.



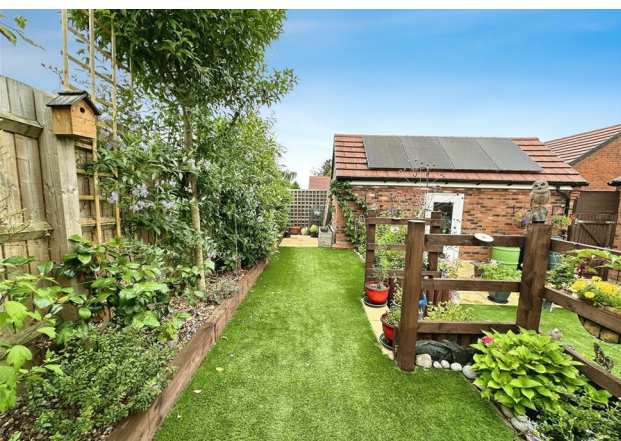


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Brian Williams  
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The Leamington Property Expert

GROSS INTERNAL AREA  
FLOOR PLAN 60.5 sq.m. (651 sq.ft.)  
EXCLUDED AREAS : GARAGE 17.4 sq.m. (187 sq.ft.)  
TOTAL : 60.5 sq.m. (651 sq.ft.)

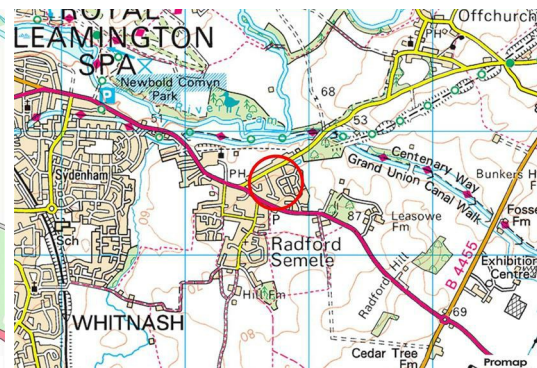
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Detached Bungalow
- Two Double Bedooms
- Living Room
- Landscaped Garden
- Off Road Parking 3 Cars

- Bovis Built 2020- 6 Years NHBC Remainder
- Kitchen Diner
- Solar Panels 7.Kwh & Battery Storage
- Detached Garage
- Village Location



## BLOXHAM WAY, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating                    |         |
|---------------------------------------------|---------|
|                                             | Current |
| Very energy efficient - lower running costs | 95      |
| A (92+)                                     | 82      |
| B (81-91)                                   |         |
| C (69-80)                                   |         |
| D (55-68)                                   |         |
| E (39-54)                                   |         |
| F (21-38)                                   |         |
| G (1-20)                                    |         |
| Not energy efficient - higher running costs |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |

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