



Chance Fields, Radford Semele

complete 
ESTATE AGENTS

Chance Fields, Radford Semele, Leamington Spa

An immaculately presented 3 bedroom detached family home, positioned on a generous plot, in a cul-de-sac location in the popular village of Radford Semele. Entering the property via a porch you then flow into a family hub/open plan kitchen/diner with doors leading to study, utility, downstairs WC, living room and conservatory. Upstairs there is then master with en-suite, three further bedrooms and main family bathroom. At the front of the property there is a tandem garage and large driveway for five plus cars. Finally garden to the rear.

Available unfurnished and from 1st November

Entrance Porch

Composite entrance door with four privacy UPVC windows and LED Alexa spotlights. With oak door leading into the hall.

Entrance Hall

As you walk into hallway you are presented with an open living space including stunning kitchen, oak and glass floating stairs rising to the first floor, tall modern double panel radiators, spotlights and door off to :

Office

1.9m x 1.78m

Having a fitted oak desk, UPVC double glazed window to front and wall mounted radiator.

Kitchen Dining Room

5.97m x 4.37m

A stunning open plan, spacious room. This has been recently modernised and is fitted with a contemporary modern kitchen. Fitted with base and eye level units with inset granite sink and drainer unit, mixer taps and an instant hot water tap and granite worktops. There are fitted appliances incorporating: double oven, coffee machine, microwave, hob with glass extractor hood over and stylish splashback. Central Island with storage under, pop up electrical sockets, wireless charger and granite worktop. The kitchen has an alcove recess for an American style fridge freezer with plumbed water supply. Having UPVC double glazed window to rear, spotlighting and under unit lighting. With UPVC bifold doors which open through to the Conservatory, oak door to living room and door off to :

Utility Room

1.75m x 1.74m



Plumbing and space for washing machine and tumble drier. Door to built in storage and newly installed system boiler with app controlled hot water tank and door of to the side of the property.

Downstairs WC

Fitted with a two piece suite comprising low level WC and wash hand basin with tiled splashback.

Living Room

6.04m x 3.09m

A spacious dual aspect room with built in media wall, UPVC double glazed windows to front and internal window and door to conservatory with bespoke venetian monochrome blinds, wall mounted radiators, multi control spotlighting, wall lights and fitted nest thermostat.

Conservatory

3.03m x 2.93m

A large space with UPVC French doors to the rear garden with four top quarter opening windows and three wall light and tinted glass roof. Currently used as a games room with feature wall.

First Floor

Landing

This stunning property boasts a glass and oak balustrade, offering a clear view of the space below. Ample storage is on hand with large loft hatch featuring a pull down ladder, leading to a boarded loft space. Modern oak doors lead off the landing, each opening into stylish bedrooms and contemporary bathroom. The landing has been designed to allow as much natural light through and has a UPVC window to the front.

Principal Bedroom

3.71m x 3.05m

A large double room with UPVC double glazed window to rear landscaped garden feature wall and two bed side tables with floor to ceiling fitted mirrors and built in wireless chargers. Leading to a walk in wardrobe and modern en suite. The lighting includes dual control spotlights.

Walk in wardrobe

Bespoke floor to ceiling walk in wardrobe with ample hanging space, handbag shelving and plenty of storage. Featuring LED lights.

En Suite

Fitted with a luxury three piece suite. Floating toilet, wall mounted wash hand basin, bidet shower, LED heated mirror and rain shower. Tiled floor to ceiling with large tile and underfloor heating.

Bedroom Two

3.53m x 3.25m

Large double bedroom with UPVC double glazed window, fitted venetian blinds, radiator and spotlights with dual zone control.

Bedroom Three

3.54m x 2.6m

A double bedroom with UPVC double glazed windows, fitted venetian blinds, wall mounted radiator, built in wardrobe and spotlights with dual zone control.

Bathroom

Fitted with a three piece suite comprising: P-Shaped bath with shower over and shower screen. Low level WC, wall mounted wash hand basin with vanity unit under, tiled splashbacks, obscure window to front and radiator.

Outside

Driveway

Driveway offering ample off road parking and outside lighting.

Rear Garden

A beautiful, spacious and professionally landscaped garden with raised seating area, additional patio, BBQ space, currently hot tub space (hot tub not included) There is pedestrian access to the garage and gated access to the front of the property.

Location

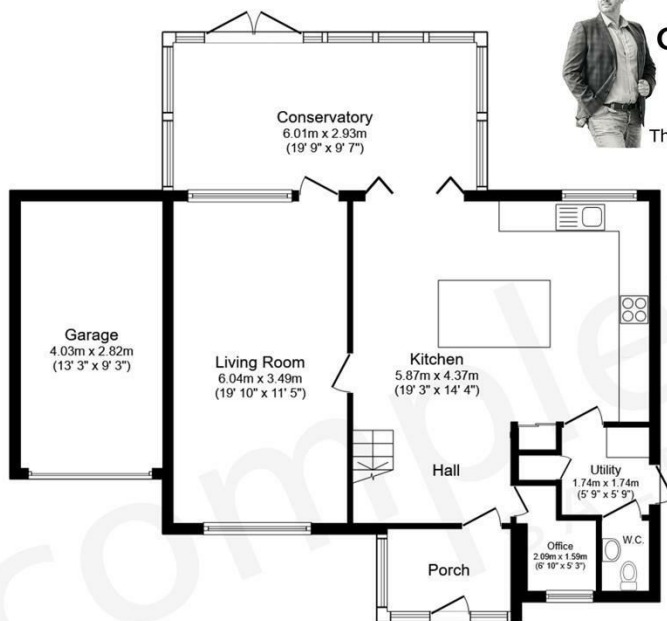
Situated in the village of Radford Semele, which is proving very popular, the property has local amenities close by and is within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation 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, Primary School, two churches and a post office. There is Radford Semele recreation ground with play park and sport & social club. To the immediate area there are picturesque countryside walks and cycle routes along with superb canal side and tow path 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.





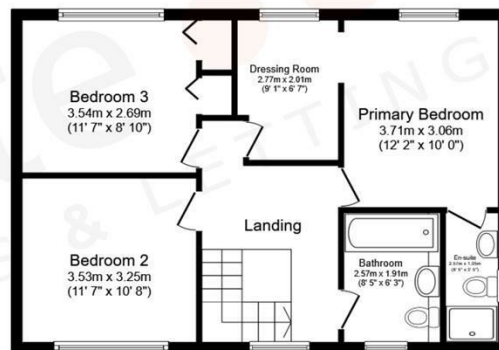
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Ground Floor

Floor area 102.8 m² (1,106 sq.ft.)



First Floor

Floor area 60.1 m² (647 sq.ft.)

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL: 162.9 m² (1,753 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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