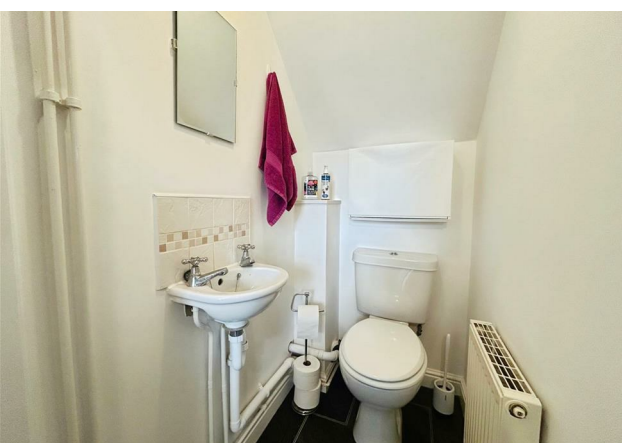




ST. FREMUND WAY, MILLPOOL MEADOWS

complete ● ● ●
SALES & LETTINGS





Welcome to your dream home! This stunning semi-detached property was built in 2008 by the highly-regarded builders, AC Lloyds, and is situated in the sought-after family development of Millpool Meadows. With an array of parks and nature walks, including a nature reserve walk, this home is perfect for families who love to spend time outdoors. The property boasts three generously-sized bedrooms, a spacious hallway, a spacious living room, a stylish dining kitchen with integrated appliances, a convenient guest WC, a family bathroom, and an en-suite shower room. You'll have plenty of space for parking, with an integral garage and off-road parking.

Entrance Hall

A welcoming, fully carpeted entrance hall, a ceiling light point and central heating radiator. Stairs rise to the first floor, with a door leading directly into the living room.

Living Room

A generously sized family living room featuring wood-effect laminate flooring and a central ceiling light point. A double-glazed bay window to the front aspect offers charming views of the street and front garden, two cheating radiators ensures a cosy and comfortable space throughout the year.

Kitchen Diner

A contemporary kitchen diner featuring sleek high-gloss base and wall-mounted units, complemented by luxurious quartz work surfaces and cleverly integrated storage solutions. The kitchen is equipped with a range of integrated appliances and space for a Rangemaster style 5-ring gas cooker and hob, with a stainless steel Neff extractor hood. A double-glazed window overlooks the rear garden, while a uPVC door provides direct access to the outdoor space. There's also ample room for a four-seater dining table—perfect for everyday meals or entertaining.

Guest WC

Fitted with a low-level flush WC, a compact hand wash basin, and a central heating radiator.

Landing

Carpeted landing featuring a ceiling light point, convenient storage cupboard, and access to three bedrooms and the family bathroom. Loft hatch for additional storage.

Bedroom One

A spacious, fully carpeted master bedroom with a double-glazed window to the front elevation, central heating radiator, ceiling light point, and fitted wardrobes. Includes a private door leading to the en-suite with a shower, sink and toilet.

Bedroom Two

Generously sized second double bedroom featuring dual-aspect double-glazed windows to the front and rear elevations. Fully carpeted with a ceiling light point and central heating radiator. Ample space for a wardrobes, a bed and other bedroom furniture.

Bedroom Three

Currently utilised as a nursery, this well-proportioned third bedroom features a double-glazed window to the rear elevation, central heating radiator, and ceiling light point. Fully carpeted with ample space for wardrobes, bed and other bedroom furniture.



Family Bathroom

Partly tiled family bathroom featuring a low-level flush WC, porcelain wash basin, and a bathtub with shower over. Includes a central heating radiator, ceiling light point, extractor fan, and a double-glazed obscured glass window to the rear elevation for added privacy.

Rear Garden

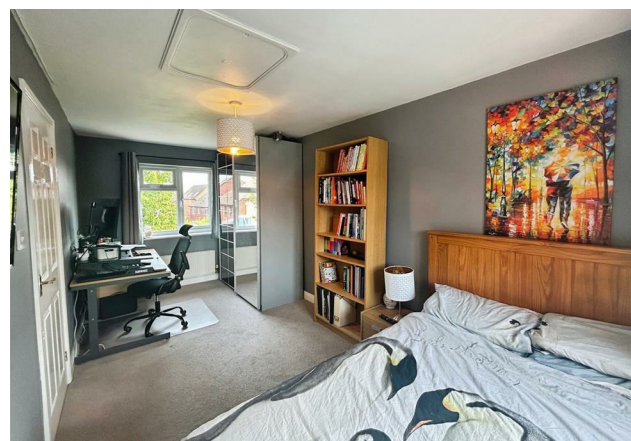
A mature, fenced rear garden mainly laid to lawn with a spacious patio area- ideal for outdoor entertaining. Includes a garden shed and garage, with gated side access leading to the front of the property.

Front & Parking

To the front of the property is a neatly lawned garden bordered by mature shrubs and bushes, complemented by a driveway providing off-road parking for two vehicles in addition to the garage.

Location

Millpool Meadows which is an AC Lloyd development, forming part of the increasingly popular Sydenham/Whitnash location with local doctors, supermarkets, schools nearby and only a short drive to the town centre of Leamington Spa. The property is close to a children's play area and has lovely green areas. The road networks nearby give great access to the local towns around the vicinity with the M40, Fosse Way and other major road networks close. The train station is also very close by, offering a regular service to Birmingham and London and the North. Leamington Spa



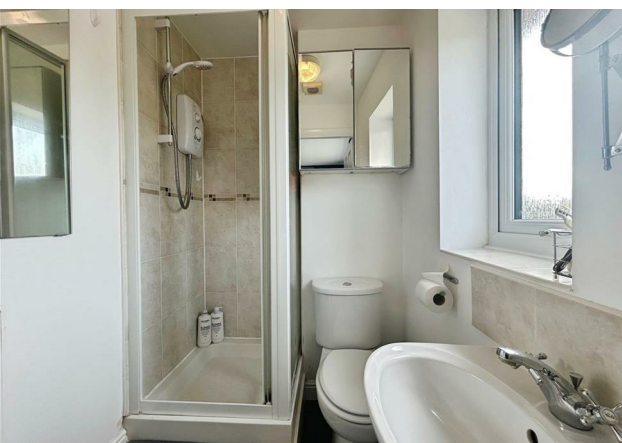


Ground Floor

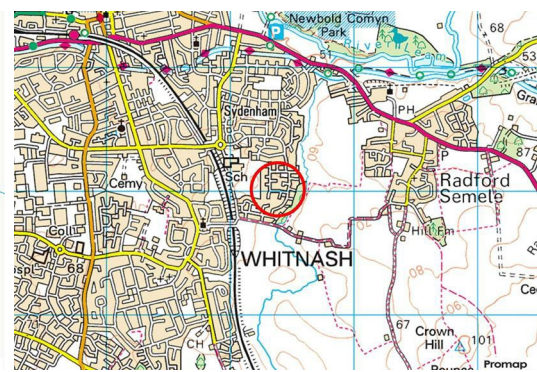


First Floor

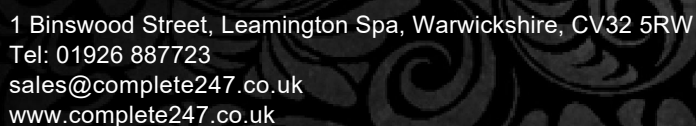
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



has been described as one of the top 10 towns of choice with its array of cafes, boutiques, parks, and gardens. A modern suburb with plenty of green spaces and the added advantage of country walks with a nature reserve on your doorstep.



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



complete ● ● ●
SALES & LETTINGS