



**Connells**

Waverley Road  
LEAMINGTON SPA



## Property Description

A well-presented three-bedroom semi-detached home situated within a generous corner plot in the highly sought-after south Leamington area. The property is conveniently located within easy reach of Leamington town centre, local amenities including the ASDA Superstore, and the highly regarded Champion School.

The accommodation is spacious and versatile, beginning with a welcoming entrance hallway. The ground floor comprises an open-plan kitchen/diner, a lounge with an additional dining area or study space, and a bright conservatory providing further living accommodation and views over the garden. To the first floor are three well-proportioned bedrooms, with the master bedroom benefitting from an en-suite shower room, alongside a modern family bathroom.

Externally, the property occupies an excellent corner plot, offering a driveway to the front providing off-road parking for three vehicles and a generous, landscaped rear garden, ideal for families and outdoor entertaining.

## Approach

The property is set back from the road behind the driveway with the entrance to the side of the property.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator, a double glazed

window to side elevation and doors to the kitchen/diner and dining/study area.

## Lounge

Spacious, light and airy lounge consisting of a feature fire place, a radiator and a double glazed window to front elevation with fitted shutters.

## Dining/Study Area

Having a radiator, a double glazed window to front elevation with fitted shutters and an archway with step down to the lounge.

## Kitchen/Diner

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and an undercounter fridge. Housing the gas central heating boiler and comprising an understairs storage cupboard, a radiator, double glazed windows to side and rear elevations and an archway to the conservatory.

## Conservatory

UPVC construction with double glazed windows to side and rear elevation and French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the loft, a radiator and doors to all bedrooms and the family bathroom.

### Master Bedroom

Double bedroom with a radiator, a double glazed window to front elevation and a door to;

### En-Suite

Modern three piece suite fitted with a wash hand basin with vanity unit, double shower and a low level W/C. Having fully tiled walls, an extractor fan and a double glazed window to side elevation.

### Bedroom Two

Double bedroom with a radiator and a double glazed dormer window to side elevation.

### Bedroom Three

Having a fitted cupboard, a radiator and a double glazed window to rear elevation.

### Bathroom

Modern three piece suite fitted with a wash hand basin with vanity unit, L-shaped bath with mixer taps and drencher shower over, as well as a low level W/C. Having fully tiled walls, a fitted towel rail and a double glazed

window to side elevation.

## Outside

### Rear Garden

The generous corner plot boasts a mature, private garden being mainly laid to lawn and fence enclosed. There are two decked areas, one covered by a Pergola at the end of the garden providing a private retreat.

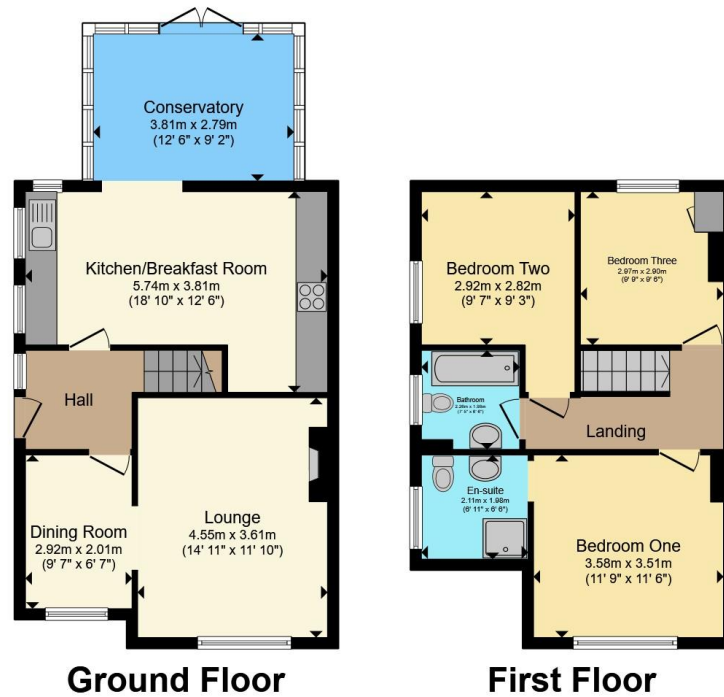
### Parking

Driveway providing off road parking for three cars.









Total floor area 104.2 m<sup>2</sup> (1,121 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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