



Connells

Coughton Drive
Sydenham Leamington Spa



Property Description

This beautifully modernised two-bedroom semi-detached home is tucked away in a pleasant cul-de-sac location, offering well-presented accommodation throughout and ideal for first-time buyers, downsizers, or investors alike.

The property is approached via a driveway to the side, providing off-road parking and access to the garage, with a pathway leading to the front entrance door. Upon entering, the welcoming entrance hallway provides access to the accommodation and stairs rising to the first floor.

To the front of the property is a stylish newly fitted kitchen, thoughtfully designed with a range of contemporary units and integrated appliances. To the rear, the spacious open-plan lounge flows seamlessly into a bright conservatory, creating an excellent living and entertaining space. French doors lead directly from the conservatory into the rear garden, allowing plenty of natural light to flood the room.

On the first floor, there are two generous double bedrooms together with a newly fitted shower room, finished to a high standard with modern fixtures and fittings.

Externally, the rear garden is mainly laid to lawn, providing a pleasant outdoor space for relaxation and family enjoyment. There is also convenient side access leading to the driveway and garage.

Viewing is highly recommended to fully appreciate the quality of accommodation and sought-after cul-de-sac setting on offer.

Approach

Having a driveway to the side and access through the front door.

Entrance Hallway

Having stairs rising to the first floor and doors leading to the kitchen and lounge.

Kitchen

Modern fitted kitchen with ample Quartz work surfaces over, wall and base mounted units, electric oven and induction hob and windows to front and side elevations.

Lounge

Spacious and light having gas fire place and opening into the conservatory.

Conservatory

Having UPVC windows and a door leading to the rear garden.

Bedroom One

Having two windows to the front elevation and a storage cupboard and built in wardrobe.

Bedroom Two

Having two windows to the rear elevation and

a large wardrobe.

Shower Room

Walk in shower, low level w/c, wash hand basin with vanity unit and a window to the side elevation.

Outside

Garden access from conservatory, paved patio area, fence panels to the borders, door leading into the garage.

To The Front

Driveway providing off street parking and access to the garage.

Garage

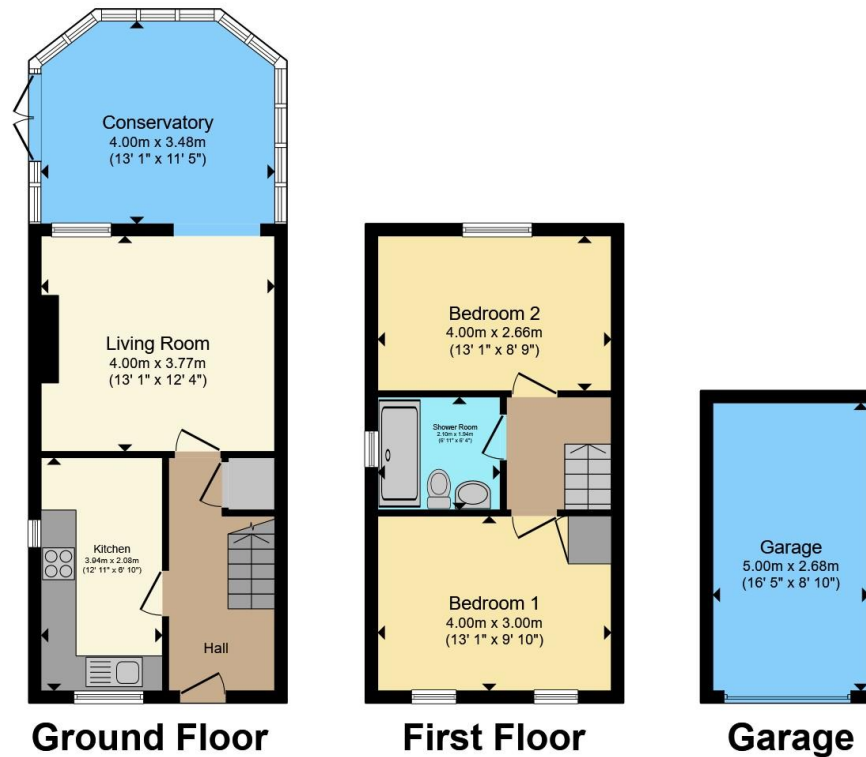
Connells advise internal inspection is yet to be carried out.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 89.6 m² (964 sq.ft.) approx

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

Connells

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315508



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