



Connells

Emperor Boulevard
Leamington Spa

Emperor Boulevard Leamington Spa CV31 1AT

for sale offers over
£500,000



Property Description

Situated within the highly sought-after modern development of Chesterton Gardens, this beautifully presented four-bedroom detached family home offers spacious and versatile living throughout.

The property benefits from a driveway and garage positioned to the side, and is entered via a welcoming entrance porch leading into a central hallway with stairs rising to the first floor. The ground floor accommodation comprises a convenient downstairs WC, a generous lounge to the left, and a bright, well-proportioned kitchen diner to the right, ideal for family living and entertaining.

To the first floor, there are four well-sized bedrooms, including a master bedroom with its own en suite shower room, along with a contemporary family bathroom serving the remaining bedrooms.

Externally, the property enjoys a rear garden predominantly laid to lawn, providing a perfect outdoor space for relaxation or family activities, with direct access through to the garage.

This fantastic home combines modern comfort with practical layout, making it an ideal choice for growing families. Being sold with no onward chain.

Approach

Via a pathway leading to the entrance porch

Entrance Porch

Having a radiator and doors to the entrance

hallway and garden.

Entrance Hallway

With stairs rising to the first floor, laminate flooring and doors to lounge, kitchen and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin and a low level W/C.

Lounge

Generously sized light and airy lounge consisting of an understairs storage cupboard, two radiator, laminate flooring, double glazed windows to front and side elevations and a door leading to the garden.

Kitchen

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven and gas hob with cooker hood over, whilst providing space for other appliances. Housing the gas central heating boiler and comprising laminate flooring, double glazed windows to front elevation and a bay window to side elevation.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, access to the loft via a hatch, a double glazed window to rear elevation and doors to all bedrooms and the family bathroom.

Master Bedroom

Double bedroom benefitting from fitted wardrobes, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a heated towel rail, ceiling spotlights and an extractor fan.

Bedroom Two

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Three

Double bedroom with a radiator and double glazed windows to front and side elevations.

Bedroom Four

With a double glazed window to side elevation and a radiator.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level

W/C. Having partly tiled walls, a heated towel rail, ceiling spotlights and a double glazed window to front elevation.

Outside

Rear Garden

Good size, private garden being mainly laid to lawn and fence and wall enclosed, with a patio area and a door leading to the garage & entrance porch.

Parking

Driveway to the front providing off road parking for two cars.

Garage

Single garage having power, light and an up and over door.

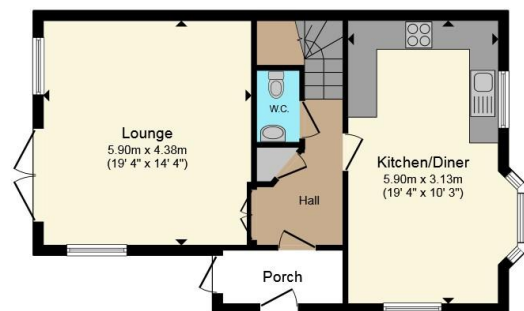
Buyer Aml Fee

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.

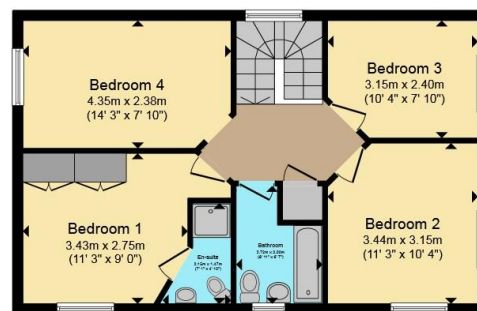




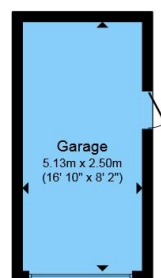




Ground Floor



First Floor



Garage

Total floor area 117.4 m² (1,263 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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315441



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315441 - 0005