



Connells

Raleigh Avenue  
Temple Herdewyke SOUTHAM

# Raleigh Avenue Temple Herdewyke SOUTHAM CV47 2PG

for sale  
**£270,000**



## Property Description

Situated within the popular residential development of Temple Herdewyke, this beautifully presented two-bedroom semi-detached home offers stylish and modern accommodation, ideal for first-time buyers, professional couples, downsizers or investors alike.

The property enjoys an attractive position with a generous driveway providing ample off-road parking and a low-maintenance frontage creating excellent kerb appeal. Internally, the accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a contemporary fitted kitchen with a range of wall and base units, and a spacious living/dining room offering an ideal space for both relaxation and entertaining, with access to the rear garden.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom finished to a high standard.

Externally, the property benefits from a private enclosed rear garden, perfect for outdoor dining and family enjoyment, whilst the side driveway provides convenient parking for multiple vehicles.

Located within easy reach of local amenities, nearby towns including Southam, Leamington Spa and Warwick, and excellent transport links to the M40, this attractive home combines modern living with a convenient village setting.

## Approach

Approached via a tarmac driveway providing off-road parking, this modern semi-detached home benefits from an attractive frontage with decorative gravel borders and a paved pathway leading to the front entrance. Side access leads through to the enclosed rear garden.

## Downstairs W/C

The downstairs W/C has an obscured window to the front of the property along with a wash hand basin, low level WC and a radiator.

## Open Plane Lounge/Kitchen

A superb open-plan kitchen and living area forming the heart of the home, beautifully presented in a contemporary style throughout. The modern fitted kitchen features a range of sleek wall and base units complemented by attractive work surfaces and integrated appliances, together with a central breakfast island providing additional preparation space and casual dining. There is also a double glazed window to the front aspect.

The space flows seamlessly into the bright and spacious living area, creating an ideal environment for both everyday living and entertaining. French doors to the rear allow an abundance of natural light to flood the room whilst providing direct access to the garden. The open staircase adds to the sense of space, and useful understairs storage

enhances practicality.

## Landing

The landing is carpeted with doors leading to bedrooms and bathroom, there is access to the loft.

## Bedroom One

Bedroom one has an inbuilt double wardrobe, double glazed windows to the rear and a radiator. The room is fully carpeted.

## Bedroom Two

Bedroom two has two double glazed windows, radiator, carpeted and a built in over the stairs storage cupboard.

## Bathroom

A stylish and contemporary family bathroom fitted with a modern white suite comprising a panelled bath with shower over and glazed shower screen, low-level WC and pedestal wash hand basin. Attractive textured wall tiling adds a touch of luxury, whilst the neutral décor creates a bright and airy feel. Finished to a high standard throughout, this well-appointed bathroom provides a practical and relaxing space for everyday use.

## Rear Garden

The property benefits from a generous, fully enclosed rear garden which has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor space. A paved patio extends directly from

the French doors, creating the perfect area for outdoor dining and entertaining, whilst the central lawn offers plenty of space for children, pets or keen gardeners. Secure timber fencing surrounds the plot, providing a good degree of privacy. Side access leads to the driveway, making the garden both practical and enjoyable for modern family living.

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## Buyers 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.









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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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