



ST. FREMUND WAY, MILLPOOL MEADOWS

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SALES & LETTINGS





A beautifully presented and well proportioned, semi-detached starter home, with a garage. The property is entered into an entrance hallway, where stairs rise to the 1st floor and turning right leads to the well-proportioned bay front of sitting room. From here there is access to the kitchen diner, positioned at the rear of the property, which in turn opens, via French doors, into the enclosed rear garden. The first floor houses a beautifully and recently refitted bathroom, two double bedrooms, whilst the master bedroom also benefits from a beautifully refitted en-suite shower room. Outside at the front, there is a lawned fore garden and tandem driveway. The rear garden has an area of decking and a central garden lawn. Recently refitted UPVC double-glazed windows throughout.

Available from the 3/03/26 - Furnished.

Entrance Hall

Entered via a panel door, with inset partially obscured and stained glass, double-glazed panels. An internal panel door, with inset glazed panels, opens into the living room. There are recess spotlights to the ceiling, an electric fuse board and a panel radiator.

Living Room

With a double-glazed bay window to the front aspect and an internal panel door, with inset glazed panels, opens into the kitchen diner. There are recess spotlights to the ceiling and a panel radiator, within the bay.

Kitchen Diner

With a double-glazed window allowing a view of the rear garden, from the kitchen sink, whilst double-glazed French doors open onto decking and allow a view of the rear garden, from the dining area. A further panel door leads to the under stairs cupboard, which contains a ceiling mounted light point and provides space to position a fridge/freezer. The kitchen has been attractively fitted with a complimentary range of base and eye-level kitchen cabinets, finished in a beech effect. Above the base units there is a marble effect roll top work surface, with an inset 1 1/2 bowl stainless steel sink/drainage and an inset for burner smeg gas hob. Above the hob there is a smeg extractor, finished in stainless steel, whilst beneath there is a smeg oven and grill, again finished in stainless steel. There is under counter space and plumbing for a dishwasher and a washing machine, whilst one of the kitchen cupboards conceals the boiler for the gas central heating. There is also an integrated fridge in one of the base units. There are recess spotlights to ceiling and tiled splash backs. Within the dining area there is a pendant ceiling light point above the space to position a dining table and a panel radiator.

First Floor Landing

With a double-glazed window to the side aspect, whilst internal panel doors radiate to the two bedrooms, the bathroom and to the airing cupboard, which contains an immersion tank and slatted shelving. There is an access hatch to loft space and recess spotlights.

Bedroom One

A double room, with a double-glazed window to the front aspect, whilst an internal panel door opens into the en-suite shower room and double doors open into a double wardrobe, containing hanging space and shelving. There are recess spotlights to ceiling and a panel radiator.

En-Suite Shower Room

With a partially obscured double-glazed window to the front aspect, whilst being refitted with a contemporary three-piece white shower room suite. This comprises of a double corner shower enclosure, with rain and hand-held shower attachments, a push-button operated low level flush WC, with concealed cistern and a wall mounted hand basin. There are recess spotlights to ceiling, a ceiling mounted extractor, whilst the room is finished with large format and contrasting, cool grey tiling. There is an electric shaver power outlet, a heated towel rail and a tiled floor.



Bedroom Two

An 'L' shaped double room, with a double-glazed window to the rear aspect. There are recess spotlights to ceiling and a panel radiator.

Bathroom

With a partially obscured double-glazed window to the rear aspect, whilst being refitted with a contemporary three-piece white bathroom room suite. This comprises of a double ended bath, a push-button operated low level flush WC, with concealed cistern and a wall mounted hand basin. There are recessed spotlights to ceiling, a wall mounted extractor, whilst the room is finished with large format and contrasting, cool grey tiling. There is an electric shaver power outlet, a heated towel rail and a tiled floor.

Garage

Insert from the front van up and over door, whilst there is a pedestrian door with an inset glazed panel opening onto the decking within the rear garden. There is a boarded loft space for storage, a ceiling mounted strip light and electric power outlets.

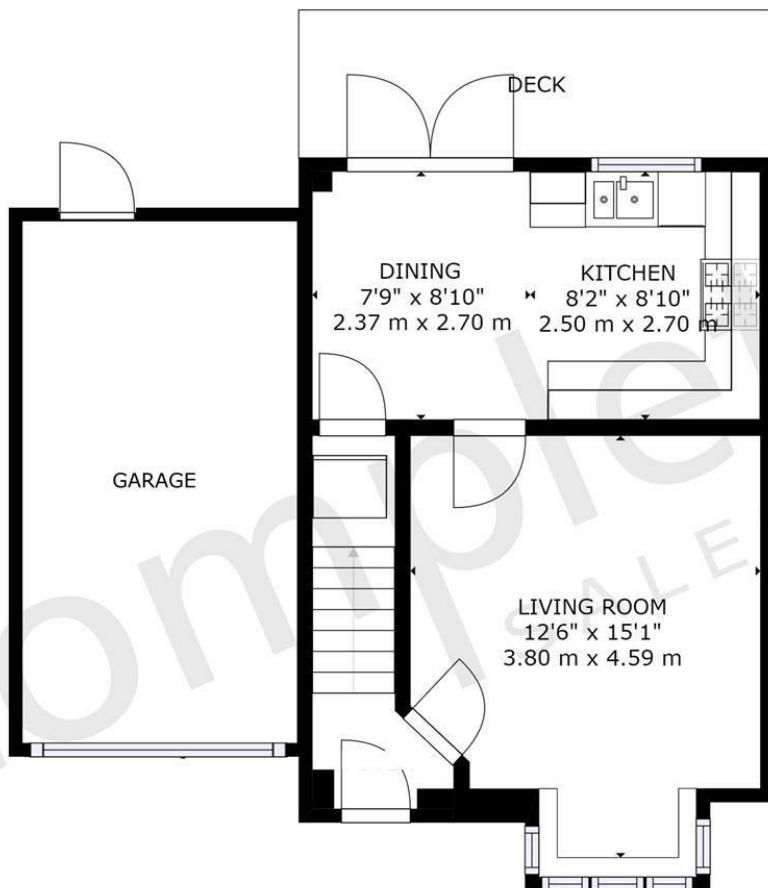
Outside Front

The fore garden is laid to lawn with a herbaceous border on the front boundary and wrapping around the bay window. A tandem driveway, edged in block paving leads to the front of the garage into the storm porch above the front door.

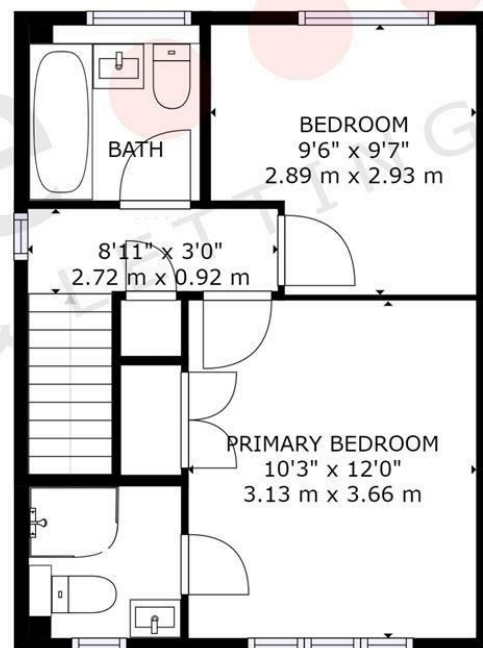
Rear Garden

The garden is arranged around a central lawn, surrounded by herbaceous borders. Adjacent to the rear of the property there is an area of timber decking which links the French doors from the kitchen diner to the pedestrian access to the rear of the garage.





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 373 sq. ft, 35 m², FLOOR 2: 349 sq. ft, 32 m²
TOTAL: 722 sq. ft, 67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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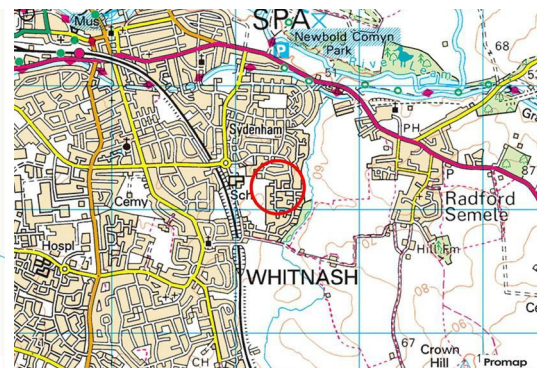
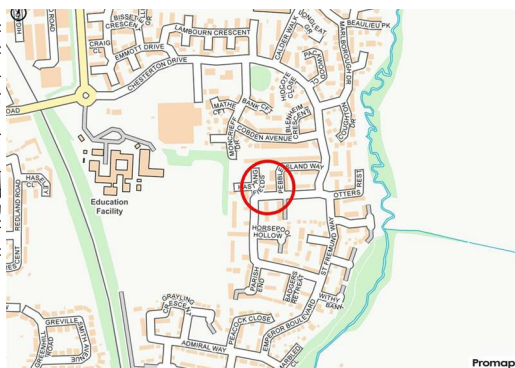
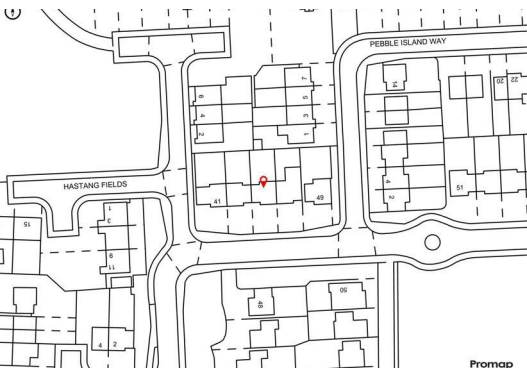
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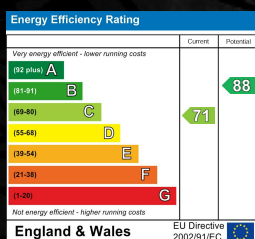
- Semi-Detached Starter Home
- Well Proportioned
- Kitchen Diner
- Re-Fitted Bathroom & En-Suite
- Garage

- Beautiful Presentation
- Living Room
- 2 Double Bedrooms
- Enclosed Rear Garden
- Tandem Driveway



ST. FREMUND WAY, LEAMINGTON SPA

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



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