



Connells

Mallory Road
Bishops Tachbrook Leamington Spa

Mallory Road Bishops Tachbrook Leamington Spa CV33 9QX

for sale offers in excess of
£375,000



Property Description

Beautiful Semi-Detached Family Home with Spacious Garden and Ample parking Driveway

This well-presented semi-detached family home offers generous living space throughout and is set within a desirable residential area. To the front, a large driveway provides ample off-road parking and leads to the welcoming entrance hallway with stairs rising to the first floor.

The ground floor features a convenient guest cloakroom and a bright dining room with sliding doors opening onto the rear garden. From here, a doorway leads through to the comfortable lounge and modern kitchen area, which opens into a useful utility space with side access to the garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a large rear garden, perfect for families and entertaining. There is a spacious paved patio area, a pathway leading to the end of the garden where an additional seating area can be enjoyed, and the remainder is laid to lawn.

This lovely home perfectly combines comfort and practicality, offering ideal family living both inside and out.

Approach

Via a driveway to the front providing ample parking.

Entrance Hallway

With stairs rising to the first floor and a door leading into the dining room.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a double glazed window to front elevation.

Dining Room

10' 9" x 12' 1" (3.28m x 3.68m)

Comprising a door to the kitchen and sliding patio doors leading to the rear garden and a door leading into the lounge.

Lounge

17' 4" max x 11' 9" max (5.28m max x 3.58m max)

Generously sized, light and airy lounge consisting of a radiator, double glazed windows to front and rear elevations and a door to the dining room.

Kitchen

15' 7" x 5' 9" (4.75m x 1.75m)

Fitted with base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for a cooker and benefitting from a breakfast bar. With double glazed windows to side elevation and a door to the utility room.

Utility Room

6' 1" x 7' 9" (1.85m x 2.36m)

Providing space for a washing machine, dishwasher and a fridge/freezer. Having tiled flooring, double glazed windows to side and rear elevations and a door leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard and doors to all bedrooms and the family bathroom.

Bedroom One

12' 1" max x 11' max (3.68m max x 3.35m max)

Double bedroom having solid wood flooring, a radiator and a double glazed window to rear elevation.

Bedroom Two

9' 6" max x 11' 9" max (2.90m max x 3.58m max)

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

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

Having a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level. Having partly tiled walls, tiled flooring and a double glazed window to side elevation.

Outside

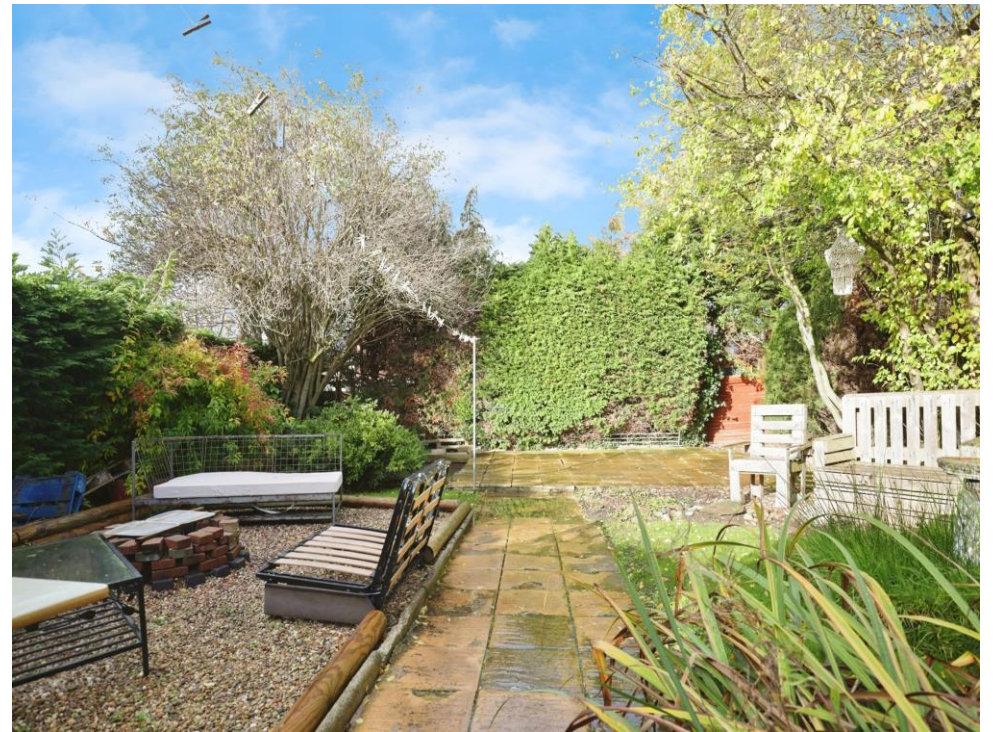
Rear Garden

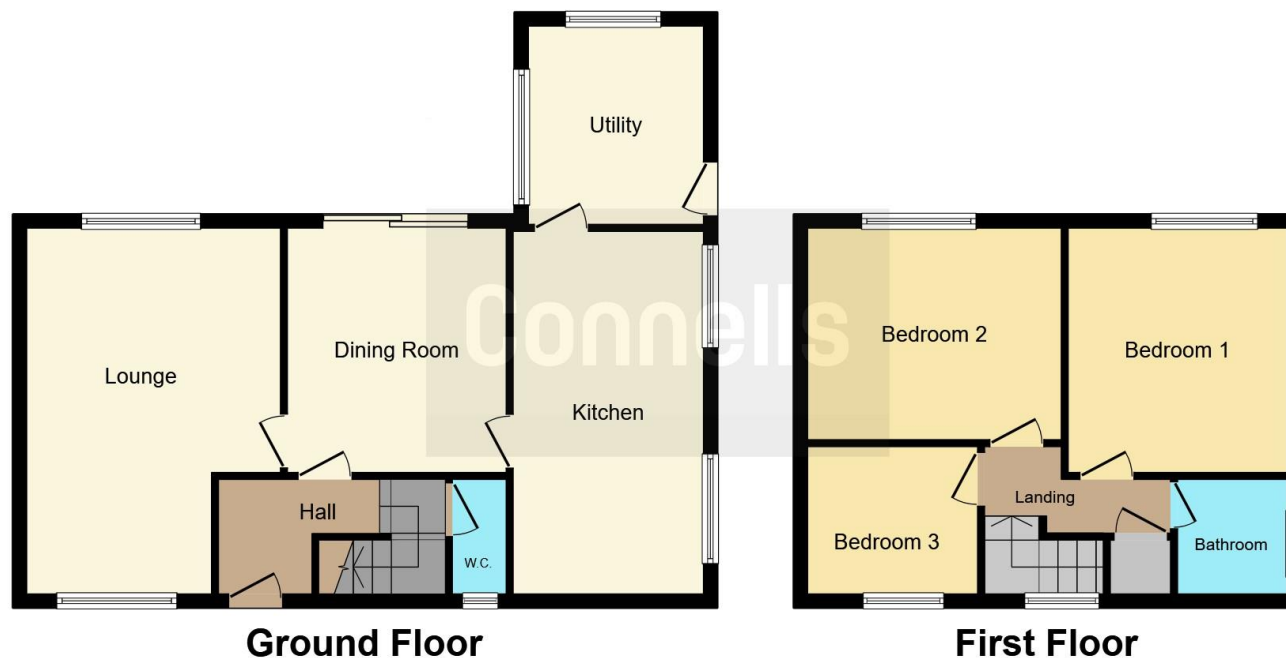
Larger than average, private rear garden, being mainly laid to lawn and fence enclosed, with a patio area and seating area perfect for external dining.

Parking

Driveway to the front of the property providing off road parking for three cars.







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.focalagent.com

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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