



Connells

Risdale Close
Leamington Spa



Property Description

Situated in the highly sought after location in North Leamington Spa, this attractive four double bedroom detached home offers generous living space, good school catchments and exciting scope to extend or personalise to suit your own style (subject to the usual consents).

To the ground floor there is a convenient cloakroom, a generous lounge ideal for relaxing or entertaining, a separate dining room for more formal occasions and a bright conservatory overlooking the garden. The kitchen provides ample storage and workspace and is complemented by a separate utility space for added practicality.

Upstairs the well proportioned accommodation continues with four genuine double bedrooms, offering flexibility for growing families or those working from home. The principle bedroom benefits from fitted wardrobes and all bedrooms are served by a family bathroom.

Externally the property enjoys a private, landscaped rear garden, perfect for outdoor dining and family enjoyment. To the front there is a driveway providing off road parking and access to a single garage.

Offering spacious accommodation, a prime residential setting and outstanding potential to further enhance, this is a wonderful opportunity to secure a long term family home in one of North Leamington's most desirable areas.

Approach

Positioned in a quiet cul-de-sac the property is set back from the road behind the lawned fore garden and driveway leading to the front entrance.

Entrance Porch

Useful entrance porch comprising double glazed window to the front elevation and a door into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, understairs storage, a fitted cupboard, a radiator and doors off to the cloakroom, lounge and kitchen.

Downstairs W/C

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

Lounge

17' x 11' 11" (5.18m x 3.63m)

Spacious light and airy lounge consisting of a feature fireplace, a radiator, a double glazed window to front elevation and archway leading through to the dining room.

Dining Room

9' 4" x 11' 11" (2.84m x 3.63m)

Having a radiator and a double glazed window to rear elevation and a door to the kitchen and conservatory.

Kitchen

9' 4" x 14' 6" (2.84m x 4.42m)

Fitted with wall and base units with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include a dishwasher and under counter fridge, oven with electric hob and cooker hood over. With a double glazed window to rear elevation and a door to the utility.

Utility

9' 5" x 2' 8" (2.87m x 0.81m)

Providing space and plumbing for a washing machine and a tumble dryer. With a door to side elevation.

Conservatory

9' 8" x 11' (2.95m x 3.35m)

Consisting of UPVC construction, a radiator and a double glazed door to side elevation.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard housing the hot water tank, a radiator and a double glazed window to front elevation. With doors to all bedrooms and the family bathroom.

Bedroom One

14' x 12' max into wardrobes (4.27m x 3.66m max into wardrobes)

Double bedroom having fitted wardrobes, overhead storage, separate cupboard, a radiator and a double glazed window to the front elevation.

Bedroom Two

11' 11" x 12' 6" (3.63m x 3.81m)

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

Bedroom Three

12' 2" x 8' 3" (3.71m x 2.51m)

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

Bedroom Four

9' 11" x 9' 5" (3.02m x 2.87m)

With a radiator and double glazed window to the rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls and a double glazed window to rear elevation.

Outside

Rear Garden

Mature garden being mainly laid to lawn and fence enclosed with planted borders and gated side access.

Driveway

Garage

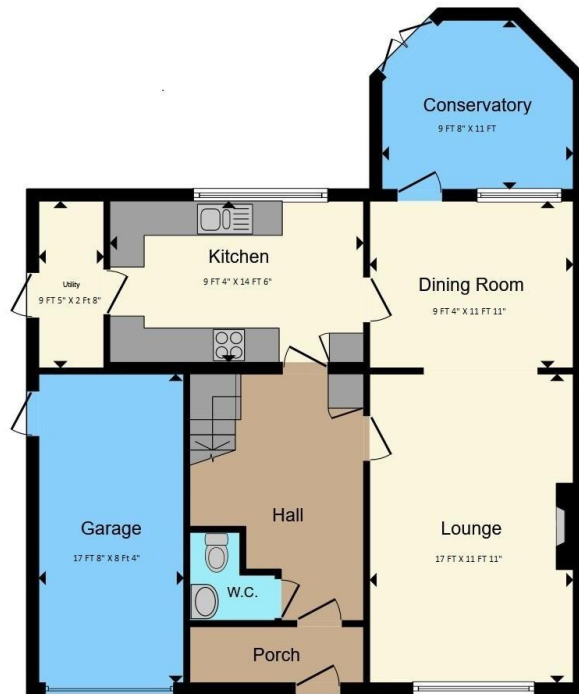
8' 4" x 17' 8" (2.54m x 5.38m)

Having power, light and an up and over door.









Ground Floor



First Floor

Total floor area 156.7 m² (1,687 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: D Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314679



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: SPA314679 - 0005