





# Hazel Close Leamington Spa CV32 5XL

for sale offers in excess of  
**£475,000**



## Property Description

A fantastic opportunity to acquire a semi-detached family home located in the ever popular North Leamington Spa. Offering excellent potential throughout, the property would benefit from some modernisation but stands on a generous plot that lends itself to extension or reconfiguration (subject to the usual planning permissions).

To the front, the home boasts a driveway and carport, with access via the side door into a welcoming entrance hallway. The ground floor features an open-plan lounge/diner, providing a bright and sociable living space, along with a separate kitchen that flows through to a dining area and a useful utility room housing the downstairs W/C. Completing the ground floor is a versatile garden room with doors opening directly onto the rear garden.

Upstairs, the first floor offers three well-proportioned bedrooms, with bedroom two benefitting from built-in wardrobes. There is also a family bathroom and a separate W/C.

Outside, the property enjoys a fantastic, private rear garden mainly laid to lawn and offering exceptional scope for landscaping or future development.

Being sold with no onward chain, this property presents an exciting opportunity for buyers looking to create a wonderful family home in a sought after location.

## Approach

Via a driveway providing off street parking with a carport also to the side of the property and access through the front door.

## Entrance Hallway

With a door leading into the lounge

## Lounge Diner

23' 4" max x 12' 4" max ( 7.11m max x 3.76m max )

Generously sized, light and airy lounge consisting of an electric feature fire place, two radiators and a double glazed window to front elevation with a door leading through to the kitchen.

## Kitchen

6' 9" x 12' 3" ( 2.06m x 3.73m )

Fitted with wall and base units with complementary work surfaces over understairs storage cupboard and a door leading into a second reception room.

## Dining Room

8' 8" x 14' ( 2.64m x 4.27m )

Having laminate flooring and a door leading through to the utility and garden room and also having a door to the carport.

## Garden Room

Having sliding doors leading from the dining room and doors which allow access to the garden.

## Utility Room

Having space for washing facilities, window to the front and rear elevation and a door leading into the W/C.

## W/C

Having low level W/C and a window to the rear elevation.

## First Floor

### Landing

The stairs lead from the lounge. There is a cupboard housing the combi-boiler, access to the loft and a double glazed window to side elevation. With doors to all bedrooms and the bathroom and the separate W/C.

### Bedroom One

12' 9" x 9' 4" ( 3.89m x 2.84m )

Double bedroom with a double glazed window to front elevation.

### Bedroom Two

13' 6" x 9' 4" ( 4.11m x 2.84m )

Double bedroom with a double glazed window to rear elevation and fitted wardrobes

### Bedroom Three

9' 4" x 7' 5" ( 2.84m x 2.26m )

With a double glazed window to front elevation.

## Bathroom

Fitted with a two piece suite and a window to the rear elevation.

## Separate W/C

Fitted with a low level W/C.

## Outside

### Rear Garden

Private rear garden with scope for extension subject to planning permission, mainly laid to lawn with fence panels to the borders and a gate which leads to the carport.

### Parking

Having a driveway to the front which leads to a carport.

### Carport

### Garage

Having an up and over door. Connells advise an internal inspection of the garage is yet to be carried out.







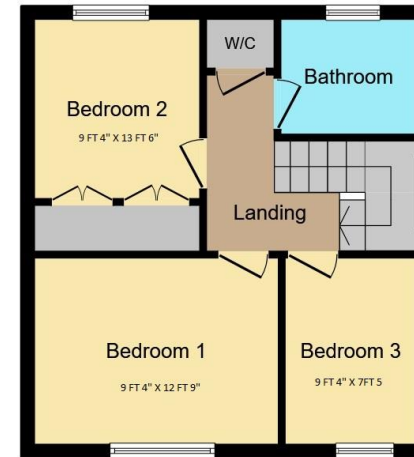








**Ground Floor**



**First Floor**

Total floor area 106.8 m<sup>2</sup> (1,150 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA314530](http://connells.co.uk/Property/SPA314530)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA314530 - 0003