



Connells

Hillcrest
Leamington Spa



Property Description

Located in the popular village of Cubbington, Leamington Spa, this well-presented three-bedroom semi-detached property offers comfortable family living in a convenient and sought-after location.

The property is approached via a driveway to the front, providing off-road parking and access to the garage, which in turn leads into a welcoming entrance hallway. From here, the accommodation flows nicely with access to the main living areas and kitchen.

To the right of the hallway is a spacious lounge diner, featuring a front-facing window that allows plenty of natural light to fill the space. A door from the dining area leads through to the conservatory, which enjoys views over the rear garden and provides direct access outside via a further door—ideal for both relaxing and entertaining.

The kitchen, accessed from the entrance hallway, offers a practical layout with views to the rear and potential for further enhancement.

To the first floor, the property comprises three well-proportioned bedrooms along with a family bathroom, making it well suited for families, couples, or those needing additional space for home working.

Externally, the rear garden is private and mainly laid to lawn, providing an excellent outdoor space for children, entertaining, or enjoying quieter moments.

This attractive home combines a desirable location with well-balanced accommodation and is ideally placed for local amenities, schools, and transport links.

Approach

Via a driveway to the front which leads to the garage and front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. There is a radiator, laminate flooring and doors to kitchen and lounge diner.

Lounge/Diner

26' 9" max x 10' 9" max (8.15m max x 3.28m max)

Generously sized, light and airy lounge consisting of a gas feature fire place, two radiators, a double glazed window to front elevation and sliding patio doors leading to the Conservatory.

Conservatory

14' 6" x 8' 7" (4.42m x 2.62m)

Having laminate flooring and doors leading to the rear garden.

Kitchen

10' 10" x 7' 6" (3.30m x 2.29m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for white good and appliances, whilst housing the central heating boiler. There is a double glazed window to rear elevation and a door leading to the garden.

First Floor

Landing

The stairs lead from the hallway, with an airing cupboard housing the hot water tank, access to the partly boarded loft and doors to all bedrooms and the family bathroom.

Bedroom One

14' 9" max x 9' 3" min plus wardrobes (4.50m max x 2.82m min plus wardrobes)

Double bedroom benefitting from built-in wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Two

11' 1" max x 10' 2" max (3.38m max x 3.10m max)

Double bedroom with a radiator, laminate flooring and a double glazed window to rear elevation.

Bedroom Three

8' 6" x 5' 9" (2.59m x 1.75m)

Comprising a radiator and a double glazed window to rear elevation.

Bathroom

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

Outside

Rear Garden

Having a raised garden area accessed via steps, the garden is mainly laid to lawn with mature shrubs and fence panels to the

boarders.

Parking

Driveway to the front providing off road parking.

Garage

17' 1" x 7' 1" (5.21m x 2.16m)

Having light and an up and over door.

Storage Area

9' 4" x 6' 3" (2.84m x 1.91m)

Door from the garden currently being used as a storage area.









Total floor area 96.9 m² (1,043 sq.ft.) approx

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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: Council Tax
 Awaited Band: C

Tenure: Freehold

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