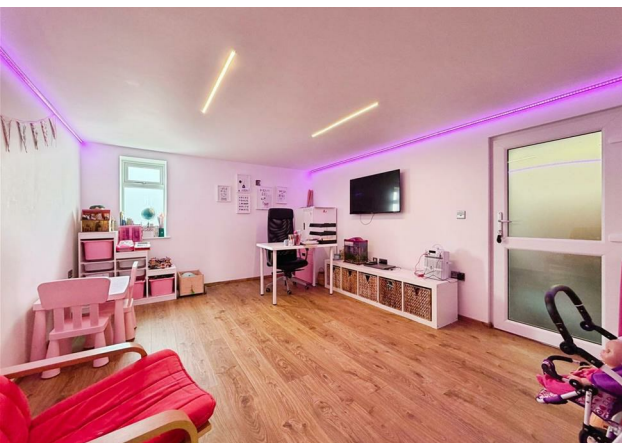




WILLIAMS ROAD, RADFORD SEMELE

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SALES & LETTINGS





A wonderful village family home, tucked away in a cul-de-sac near farmers fields. This greatly extended spacious semi detached comprises of an entrance hall, bay fronted living room, a superb family kitchen diner with bi-folds and granite centre island, a utility, ground floor shower room, and a large office/ play den! On the first floor are five bedrooms and the family bathroom. There is a large South-East facing mature garden, lean-to storage/workshop and a front garden with parking. The village has a local shop/post office, two churches, village, the White Lion pub and a sought after primary school.

It's in the details...

Hallway

A fantastic oversized composite timber effect front door that leads into the spacious hallway which has fitted door matting, oak flooring, a radiator, a carpeted stair staircase lead to the first floor which has under storage cupboard and there's oak doors through the lounge and the family kitchen diner.

Living Room

A spacious and beautifully presented living room with wonderful oak flooring, a uPVC double glazed bay window with a view of the front garden. There is coving, alcove shelving and a stone fireplace with gas coal affect fire. Radiator.

Family Kitchen Diner

Beige gloss kitchen with long chrome handles, which includes granite worktops with an engraved drainer and 1 & 1/2 bowl sunken sink with surface mounted mixer tap. There is a centre island with granite worktops and a five ring gas hob and breakfast bar lit for 2 to 3 chairs. A fitted double oven, under-cabinet lighting, display cabinet, fitted dishwasher and space for a large American style fridge. There is oak flooring and slate affect tiling to the kitchen area. A feature wallpapered wall, three Velux windows with blinds and anthracite coloured bi-folding doors to the garden.

Utility

A good size utility with beige gloss units with long brush chrome handles. Timber worktops with a 1 & 1/2 bowl stainless steel sink, with a mixer tap and drainer. Space and plumbing for washing machine, there is a uPVC double glazed window, a uPVC double glazed door to the garden, down-lights, glazed door to the office and door through to the ground floor shower.

Ground Floor Shower Room

With a continuation of the black slate effect flooring, there's a shower enclosure with electric shower, vanity storage unit with hand basin and a chrome mixer, a toilet, chrome towel radiator and a uPVC double glazed window. There is down-lighting, an extractor and tiled splash-back areas.

Office/Play Den

We have timber effect laminate flooring, LED ceiling lighting and corner lighting. Tall white radiator, a uPVC double glazed window and uPVC double glazed door to the carport.

Landing

A carpeted landing which has doors to the five bedrooms and family bathroom. A door to the airing cupboard, which has the Worcester gas boiler. There is storage over the stairs and steps down to two of the bedrooms, which also has a uPVC double glazed window.

Bedroom One

A spacious double bedroom with a wall of gloss door fitted full height wardrobes and there is a UPVC double glazed bay window to the front with a radiator below.

Bedroom Two

A spacious double bedroom which has coving, a children's colour feature painted wall, a radiator and a large uPVC double glazed window overlooking the garden.

Bedroom Three

A double bedroom decorated in the children's theme with sliding fitted wardrobes, a radiator and a uPVC double glazed window to the front.

Bedroom Four



A single bedroom with sliding fitted wardrobes, a radiator and a uPVC double glazed window with a lovely view of the garden.

Bedroom Five

A single bedroom with a uPVC double glazed window and a radiator.

Bathroom

A stylish re-fitted bathroom which includes a deep bath with chrome mixer tap, there is a grey vanity storage unit with concealed waste toilet, hand-basin with a mixer tap and a useful shelf. There is a glass quadrant shower enclosure that has a mains shower, a mirror cabinet with LED, half-tiled walls, a chrome towel radiator, down-lights and an extractor. There is a uPVC double glazed window.

Rear Garden

A fantastic mature landscaped garden with patio and a well-kept lawn with wonderful contour planting. There is a outdoor style kitchen area with BBQ. Further patio to the rear and timber enclosed 'gardeners' garden with vegetable boxes and a shed. The garden is enclosed with timber fencing and stone walling.

Front Garden

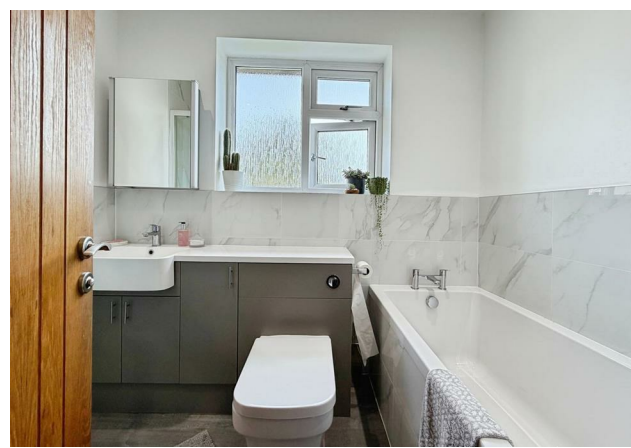
There is a lovely lawn front garden with perimeter mature planting there is parking in front, and block paved pathway leads to the front door. There is a timber door through to the lean two storage/workshop.

Lean-Too

Great storage with a polycarbonate roof and gates to the front and gate to the garden.

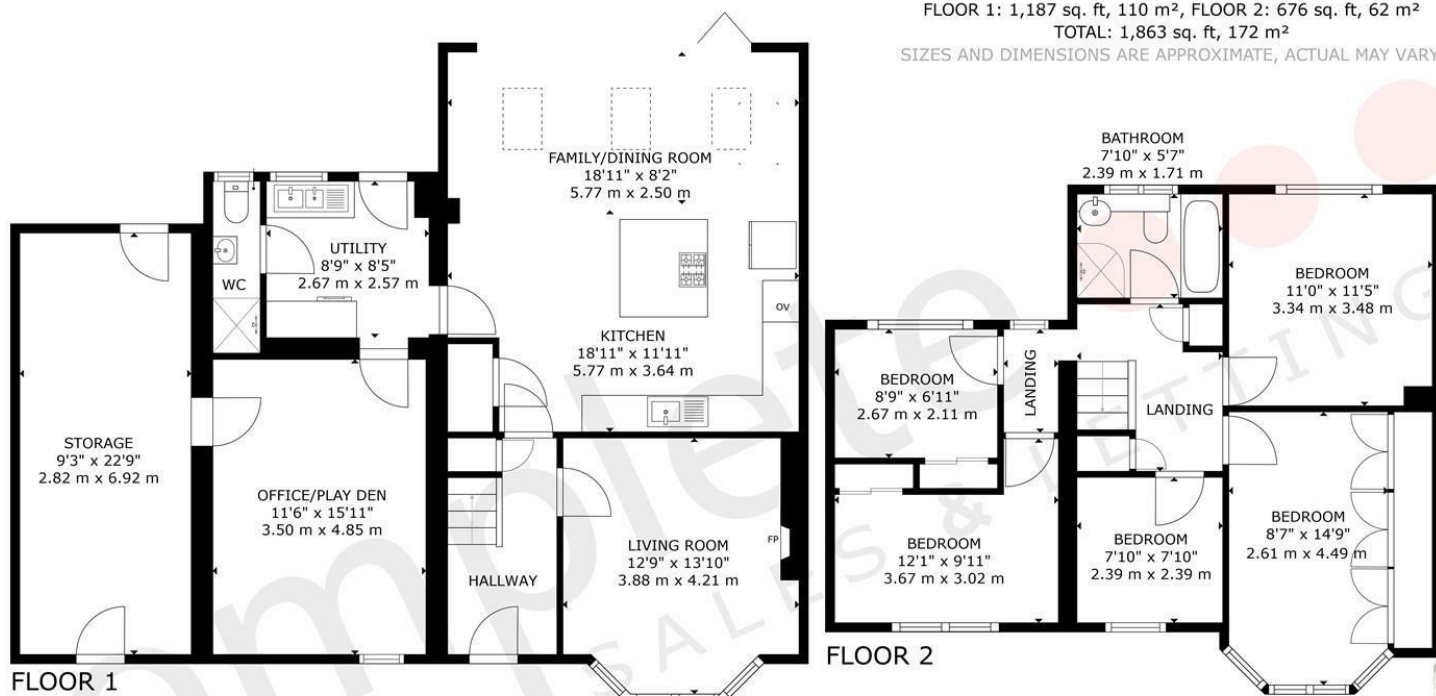
Location

Williams Road is a peaceful cul-de-sac on the outskirts of Radford Semele by farmland. Radford Semele is proving very popular, it has local amenities close by and within easy



GROSS INTERNAL AREA
FLOOR 1: 1,187 sq. ft, 110 m², FLOOR 2: 676 sq. ft, 62 m²
TOTAL: 1,863 sq. ft, 172 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

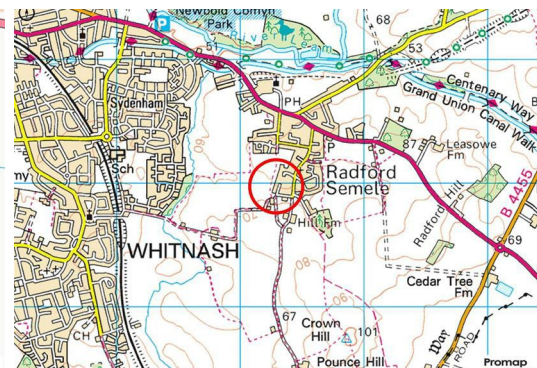


The Leamington Property Expert



reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as well as Jaguar Land Rover and Aston Martin at Gaydon. The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches and a post office. There is Radford Semele recreation ground with a play park and a sports & social club. To the immediate area, there are picturesque countryside walks and cycle routes along with superb canal side and towpath walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.





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