



Connells

Haddon Road
Leamington Spa



Property Description

This impressive two double bedroom semi-detached home is ideally positioned within the highly sought-after North Leamington area and has been significantly improved and renovated by the current owner, offering stylish and modern living throughout.

The property comprises a welcoming entrance hall, leading into a spacious and well-presented lounge, perfect for relaxing or entertaining. To the rear, a newly fitted kitchen diner provides an excellent space for both cooking and dining, complemented by a useful downstairs cloakroom/utility.

To the first floor, there are two generous double bedrooms, both benefiting from built-in wardrobes, along with a wet room.

Externally, the property boasts a fantastic-sized rear garden, ideal for outdoor living and family enjoyment. To the front, a driveway provides off-road parking for up to three vehicles.

Further benefits include recently installed windows 2024, full rewiring completed in 2020, and a new heating system installed in 2019, delivering peace of mind and energy efficiency.

A beautifully presented home in a desirable location, this property is perfect for first-time buyers, downsizers, or small families alike.

Approach

The property is set back behind the driveway providing off road parking for three cars.

Entrance Hall

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the lounge and kitchen diner.

Lounge

Spacious, light and airy lounge consisting of a radiator and a double glazed window to front elevation.

Kitchen Diner

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. Providing space for fridge freezer and comprising a radiator, two double glazed windows to rear elevation and a door to the inner hallway.

Inner Hallway

With a door to side elevation and a door leading to;

Utility/W.C

Providing space for a washing machine and fitted with a wash hand basin and W/C. With a double glazed window to side elevation.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, access to the loft and doors to both bedrooms and the wet room.

Bedroom One

Double bedroom with a radiator, built in wardrobe and a double glazed window to front elevation.

Bedroom Two

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

Wet Room

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

Outside

Rear Garden

Generously sized rear garden being mainly laid to lawn and fence enclosed, with a patio areas and an outdoor store.

Parking

Driveway providing off road parking for three cars.









Total floor area 79.3 m² (854 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: D Council Tax
 Band: C

Tenure: Freehold

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