



**Connells**

Meadow Close  
Leamington Spa

# Meadow Close Leamington Spa CV32 7AS

for sale offers over  
**£550,000**



## Property Description

A stunning five-bedroom semi-detached family home, quietly positioned in a sought-after cul-de-sac in North Leamington Spa, conveniently located within easy reach of both Telford and North Leamington Schools, making it an ideal choice for families.

This beautifully presented property has been thoughtfully upgraded by the current owner and offers spacious, versatile accommodation throughout. The ground floor begins with a welcoming entrance hallway, leading to a bay-fronted family room and a generous lounge featuring a log burner, creating a warm and inviting living space. Further benefits include a newly fitted cloakroom (2026) and an impressive open-plan breakfast kitchen, which flows seamlessly into the conservatory providing additional dining and entertaining space.

The part-converted garage offers a practical utility room, while retaining half of the garage as a useful storage area.

To the first floor, there are five bedrooms, two of which benefit from fitted wardrobes, along with a newly fitted family bathroom (2025) finished to a high standard.

Externally, the property boasts a generous and private rear garden, further enhanced by a wooden cabin built in 2024, complete with power and lighting—perfect for a home office, gym, or hobby space. To the front, a driveway provides off-road parking for up to three vehicles.

An exceptional family home in a prime residential location, offering space, quality upgrades, and excellent schooling nearby.

## Approach

Set within a quiet cul-de-sac and behind the generous driveway providing off road parking for three cars.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the family room, lounge, cloakroom and the breakfast kitchen.

## Downstairs Cloakroom

Newly fitted in 2026 with a wash hand basin, W/C with concealed cistern and fully tiled walls.

## Dining/Family Room

12' 6" max into bay x 10' 10" max into alcove ( 3.81m max into bay x 3.30m max into alcove )

Comprising a double glazed bay window to the front elevation.

## Lounge

15' 2" x 10' 10" max ( 4.62m x 3.30m max )

Spacious, light and airy lounge consisting of a Chesneys wood burning stove and double glazed French doors leading to the garden.

## Breakfast Kitchen

9' 7" max x 16' 9" max ( 2.92m max x 5.11m max )

Fitted with a range of wall and base units with complementary granite work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include two Neff electric ovens and a dishwasher while providing space for a fridge/freezer. Comprising a vertical radiator, double glazed windows to the side and rear elevations and leading seamlessly through to the conservatory.

## Conservatory

17' 7" x 8' 6" ( 5.36m x 2.59m )

Open from the breakfast kitchen providing additional dining space and comprising a vertical radiator, double glazed windows to the rear and

side elevations and French doors leading out to the gardens.

## Utility Room

7' 9" x 8' 1" ( 2.36m x 2.46m )

Fitted with wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Providing space for a washing machine and a tumble dryer, with a door to side elevation.

## First Floor Landing

The stairs lead from the hallway. There is access to the loft and doors to all bedrooms and the family bathroom.

## Loft

The loft is fully boarded and insulated providing ample space for storage and housing the combi-boiler.

## Bedroom One

15' 7" max x 10' 10" ( 4.75m max x 3.30m )

Double bedroom benefitting from fitted wardrobes, a radiator and a double glazed window to the rear elevation.

## Bedroom Two

12' 4" into bay x 11' max ( 3.76m into bay x 3.35m max )

Bay-fronted double bedroom having fitted wardrobes with sliding mirrored doors, a radiator and a double glazed bay window to the front elevation with fitted shutters.

## Bedroom Three

8' x 7' 9" ( 2.44m x 2.36m )

Having a radiator and a double glazed window to the front elevation.

## Bedroom Four

8' 3" max x 7' 5" ( 2.51m max x 2.26m )

Having a radiator and a double glazed window to

the rear elevation.

## Bedroom Five

6' 7" max x 7' 8" ( 2.01m max x 2.34m )

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

## Bathroom

Modern four piece suite fitted in 2025 to include a wash hand basin and vanity unit, Freestanding bath with mixer taps, a double shower and a W/C with concealed cistern. Having fully tiled walls, a fitted towel rail and a double glazed window to the rear elevation.

## Rear Garden

A private and beautifully landscaped mature rear garden, predominantly laid to lawn and fully enclosed by fencing. The garden benefits from two decking areas, gated side access, and a plot that widens towards the rear.

## Parking

Driveway providing parking for three cars.

## Wood Cabin

7' 6" x 9' 2" ( 2.29m x 2.79m )

Constructed in 2024 offering an ideal additional space for home working, gym or hobbies benefitting from power and light and double glazed windows to the front and side elevations. There is an additional store in the cabin also with power and light.

## Store

7' 10" x 7' 5" ( 2.39m x 2.26m )

Having power, light and double doors to front aspect.

## Solar Panels

The property benefits from solar panels which are owned outright by the current owner.





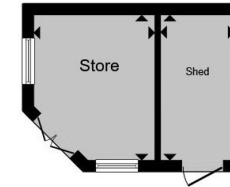




**Ground Floor**



**First Floor**



**Cabin**

Total floor area 149.7 m<sup>2</sup> (1,612 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)



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EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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