



Hatherell Road, Radford Semele

CV31 1UE

In Excess of £380,000



A well-presented and spacious three-bedroom semi-detached family home boasting open-plan living space suited to modern lifestyles. Located in the highly sought-after village of Radford Semele, the village benefits from a wonderful community and offers a primary school, local convenience store and village pub.

The property is approached via a block-paved driveway leading to the covered front entrance door, which opens into the welcoming entrance hallway. The ground floor features tiled flooring, ideal for busy family life and easy cleaning. A door leads into the impressive open-plan living area.

This is a fantastic entertaining space. The living area is positioned to the front and features a media wall with a state-of-the-art fireplace, creating a striking focal point. There is ample space for large sofas, allowing the whole family to relax together while enjoying your favourite box sets and movies.

The chef of the house can remain part of the conversation with family or guests while cooking. The kitchen is fitted with modern white gloss floor-to-ceiling units and integrated appliances, creating a seamless finish. A large island separates the kitchen from the dining area, with a granite work surface providing a luxurious finishing touch. Features include an inset induction hob with integrated extractor, integrated dishwasher and wine fridge.

The dining area offers excellent space for a dining table with accent chairs or a small sofa – the perfect place to gather and enjoy a brew. Bi-fold doors span the rear of the property, effortlessly linking the indoor and outdoor spaces when opened.





A door leads to an inner lobby with access to the downstairs cloakroom, a must for family homes, and a further door into the garage.

Upstairs there are three bedrooms: two generous double bedrooms and a single bedroom featuring a fitted wardrobe over the stair bulkhead, maximising the available space. The family bathroom is fitted with a modern white three-piece suite with a shower over the bath, and built-in shelving helps keep the room clutter-free.

Outside, the rear garden enjoys a sunny south-facing aspect, perfect for relaxing in the sun throughout the day. The garden is evenly divided between lawn and patio. The patio provides ample space for outdoor furniture and a dining table, ideal for summer BBQs and al fresco dining. For green-fingered owners it offers a blank canvas to create a garden design, while those with busy lifestyles will appreciate the low maintenance with mainly lawn to manage. There is also gated rear access.

To the front, the block-paved driveway provides off-road parking for three vehicles and leads to the garage, which has double doors, power and lighting, along with a courtesy door leading into the inner lobby.

This fantastic home is unlikely to remain on the market for long, book your viewing today!





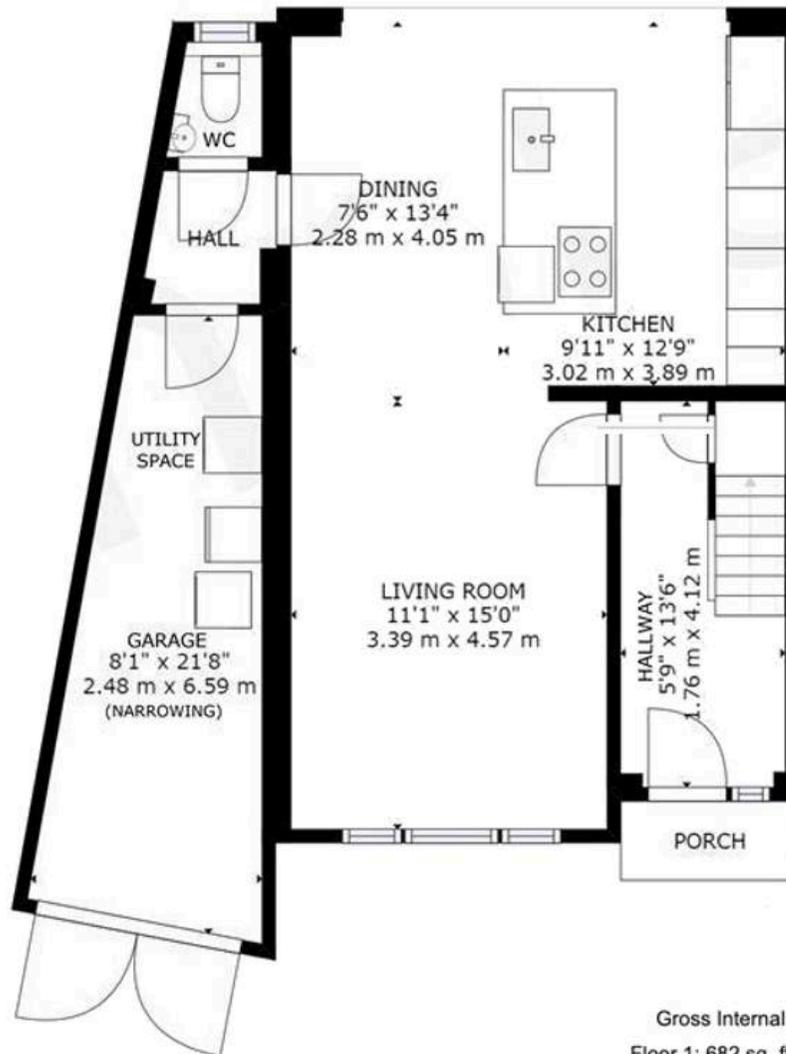
EPC Rating: C

Council Tax band: C

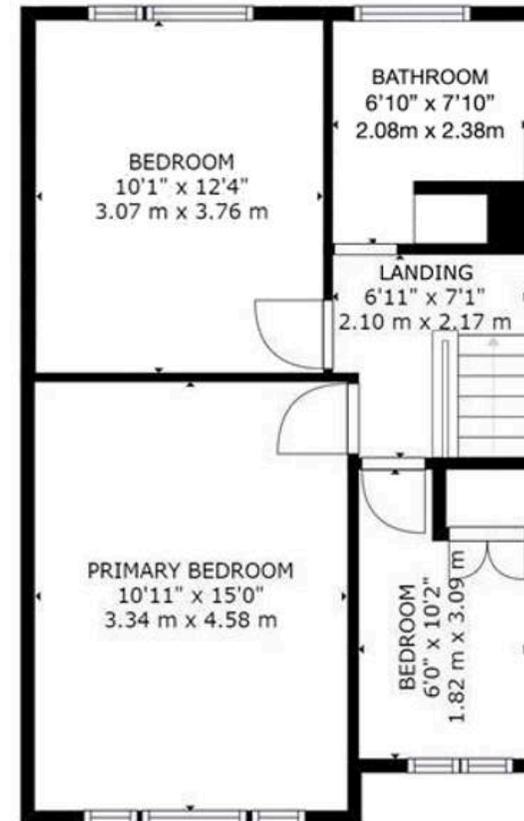
Tenure: Freehold

- Semi-Detached Family Home
- Three Bedrooms
- Open Plan Living Dining Kitchen Area
- Downstairs Cloakroom
- Modern Bathroom
- Garage & Driveway
- Stunning Kitchen with Large Island
- Immaculately Presented
- South Facing Rear Garden
- Good Primary School Catchment & Local Amenities

Floor 1



Floor 2



Gross Internal Area

Floor 1: 682 sq. ft, 63 m²

Floor 2: 468 sq. ft, 44 m²

Total 1150 sq. ft, 107 m²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01926 967244 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk

