



Connells

Stidfall Grove
Leamington Spa

Stidfall Grove Leamington Spa CV31 1SF

for sale offers in excess of
£300,000



Property Description

This generously proportioned bungalow offers just under 1,400 sq ft of versatile accommodation and is pleasantly positioned at the end of a quiet cul-de-sac, backing directly onto a beautiful nature reserve, creating a peaceful and private setting.

The property is approached via a driveway providing off-road parking for two vehicles. Upon entering, you are welcomed into a spacious entrance hallway with doors leading to the principal living areas. The kitchen is well laid out and benefits from a door through to the utility room and former garage, offering excellent additional storage or potential for further adaptation.

The living room is a bright and inviting space and opens into the conservatory, which enjoys views over the rear garden and has a door leading outside. From the conservatory there is also access to bedroom three, ideal for use as a study, guest room or hobby space.

There are three bedrooms in total, with the master bedroom benefiting from a dressing area and a large en-suite bathroom. A further shower room and separate WC serve the remaining bedrooms.

Outside, the property boasts a private rear garden which backs directly onto the nature reserve, providing a lovely outlook and a high degree of seclusion - perfect for enjoying the outdoors in a tranquil setting.

Located in the sought-after Sydenham area of Leamington Spa, this home combines space, privacy and a desirable position. The property is offered for sale with no onward chain.

Approach

Via a driveway to the front providing off street parking for two cars and a door leading into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway having tiled flooring, a radiator and doors leading to all rooms.

Cloakroom

Fitted with a wash hand basin with vanity unit, a radiator and a double glazed window to side elevation. Housing the gas central heating boiler.

Lounge

Generously sized, light and airy lounge consisting of an electric fire place with brick surround, a radiator, a television point and sliding patio doors leading to the Conservatory.

Conservatory

Consisting of UPVC construction and tiled flooring, a door leading to the rear garden and a door into bedroom three.

Kitchen

Fitted with wall and base units with work surfaces over and tiling to the splash back

areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising tiled flooring, a double glazed window to front elevation and a door to the outbuilding.

Outbuilding

Accessed via the kitchen area currently being used as a utility / gym with a window to the front elevation.

Bedroom One

Sizeable double bedroom benefitting from built-in wardrobes, a radiator, laminate flooring, a double glazed window to side elevation and a door to;

En-Suite

Three piece suite fitted with two wash hand basins, a shower cubicle and a low level W/C. having fully tiled walls, tiled flooring, a heated towel rail and a double glazed window to rear elevation.

Bedroom Two

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

Bedroom Three

With a radiator, laminate flooring and a door leading into the conservatory.

Bathroom

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having fully tiled walls, a heated towel rail and a double glazed window to front elevation.

Outside

Rear Garden

Well-maintained garden being mainly laid to hard paving and fence enclosed. Having a shed and gated side access.

Parking

Driveway providing off road parking for two cars.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 129.6 m² (1,395 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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315582



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