



**Connells**

The Gardens  
Radford Semele Leamington Spa

# The Gardens Radford Semele Leamington Spa CV31 1TH

for sale  
**£425,000**



## Property Description

Immaculately presented three double bedroom detached home with driveway and garage! Set in a highly sought after and convenient location in the ever popular area of Radford Semele. This attractive detached home offers a wealth of generous and immaculate accommodation and has been lovingly maintained by the current owners.

Beginning with a welcoming entrance hall, downstairs cloakroom, a light and airy lounge/diner, modern kitchen and utility room with additional store room.

To the first floor are three bedrooms, the master benefitting from triple built-in wardrobes and a three piece shower room.

Externally the property incorporates a generous driveway and private rear garden with shed which could be used as a potential Summer House.

## Approach

Via driveway.

## Entrance Hallway

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

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a window to side elevation.

## Lounge/Diner

22' 5" x 10' 9" ( 6.83m x 3.28m )

Generously sized, light and airy lounge/diner, consisting of three radiators, a double glazed window to front elevation and French doors leading to the garden.

## Kitchen

11' 4" x 10' 7" ( 3.45m x 3.23m )

Fitted with a range of wall and base units and complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an eye-level electric oven, gas hob with cooker hood over and a dishwasher, whilst providing space for a fridge/freezer. Benefitting a pull out corner shelf and a double glazed window to rear elevation.

## Utility Room

7' 8" x 7' 8" ( 2.34m x 2.34m )

Fitted with wall and base units, incorporating a sink and drainer unit. Housing the gas central heating boiler and hot water tank, whilst providing space for a washing machine and having a radiator.

## First Floor

### Landing

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

### Bedroom One

15' x 11' ( 4.57m x 3.35m )

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

### Bedroom Two

10' 10" x 9' 5" ( 3.30m x 2.87m )

Double bedroom with a radiator and a double glazed window to rear elevation.

### Bedroom Three

10' 10" x 7' 7" ( 3.30m x 2.31m )

Double bedroom with a radiator and a double glazed window to front elevation.

### Shower Room

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

### Outside

#### Front Of The Property

Slabbed driveway providing off road parking for several cars and a fore-garden being mainly laid to lawn and fenced, with gated side access.

### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Having a patio area with access to the shed.

### Shed

24' x 9' 10" ( 7.32m x 3.00m )

### Store

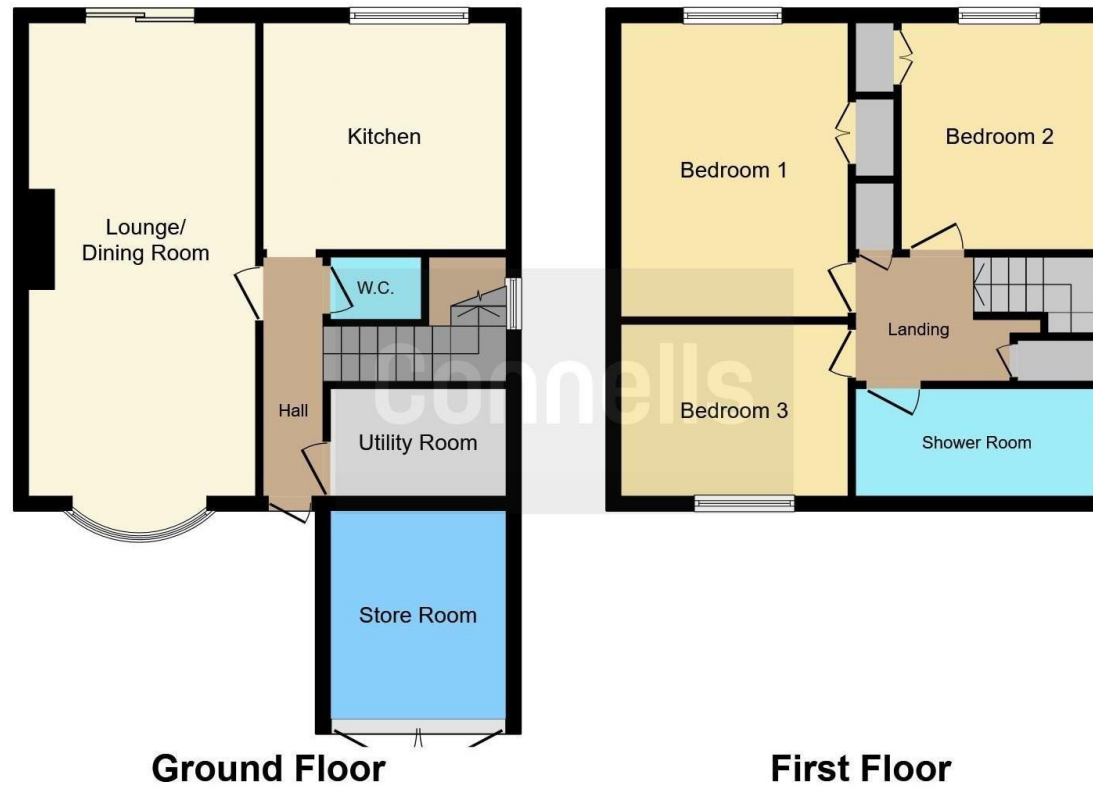
8' 7" x 8' 4" ( 2.62m x 2.54m )

With double doors to front and power and light.









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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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