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24 Offchurch Lane, Radford Semele, CV31 1TN

Guide price
£825,000

An extended and enlarged five bedroomed detached family home situated in this well regarded location offering extensive and well laid out flexible accommodation and good sized lawned rear garden.

Briefly Comprising;

Enclosed entrance, reception hallway, ground floor WC, large through sitting room with bay window and French door, spacious dining kitchen/family room, inner hallway, garden room with sliding doors, study/gym, boiler cupboard and laundry cupboard, first floor landing, five double bedrooms, master with en-suite shower room, second guest bedroom with access to balcony, gas radiator heating, upvc double glazing, good sized lawned rear garden with patio terrace, gated driveway and large garage.

The Property

Is approached via a tarmac driveway giving access to...

Enclosed Entrance Porch

With leaded finish double glazed windows, part glazed door through to hallway, radiator, staircase rising to first floor landing.

Ground Floor WC

Refitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin set onto vanity cupboard, granite working surface and storage, splash back tiling, chrome radiator towel rail, obscure upvc double glazed window to rear.

Through Sitting Room

12'4" expanding to 16' x 26'1" into bay (3.76m expanding to 4.88m x 7.95m into bay) With leaded finish upvc double glazed bay window to front elevation, coved cornicing, feature fireplace surround with inset wood burner, tiled hearth, radiator, upvc double glazed window to rear and timber flooring.

Through Kitchen/Dining/Family Room

12'2" in dining area expanding to 13'10" max in kitchen x 28'10' overall. Being open plan and yet forming two distinctive areas.

Dining Area

With leaded look upvc double glazed window to front elevation, feature fireplace, tiled flooring, radiator, fitted dresser style unit, matching the kitchen units.

Kitchen Area

With down lighter points to ceiling, upvc double glazed window to rear elevation, matching timber fronted wall and base units with granite working surface over, Frankie under-slung one and three quarter bowl sink unit with food macerator, mixer tap, four point Neff ceran electric hob with Neff stainless filter hood over, Neff ovens, splash back tiling, chrome radiator towel rail, recess for American style refrigerator, door to...

Inner Hallway

With coved cornicing, wooden flooring, double radiator, door to boiler cupboard with Glow-warm boiler, further door to...

Laundry Cupboard

With space and plumbing for washing machine and space for tumble dryer, splash back tiling and wash hand basin, chrome radiator towel rail and tiled floor.

Garden Room (Rear)

16'9" x 12'8" reducing to 9'4" (5.11m x 3.86m reducing to 2.84m) With upvc double glazed sliding doors to garden, upvc double glazed window to side, radiator and wooden flooring.

Study/Gym

6'11" expanding to 8' x 11'8" (2.11m expanding to 2.44m x 3.56m) With upvc double glazed window to side elevation and radiator.

First Floor Landing

With leaded look upvc double glazed window to front elevation, hatch to roof space, radiator, airing cupboard with insulated hot water cylinder and slatted shelving.

Bedroom One (Front)

12'5" x 12'11" plus doorway (3.78m x 3.94m plus doorway) With leaded look upvc double glazed window to front elevation, radiator, coved cornicing, panelled door to..

En-Suite Shower Room

Fitted with an attractive white suite to comprise; wash hand basin set into vanity unit, corner shower cubicle, chrome radiator towel rail, full splash back tiling, tiled floor, down lighter points, upvc double glazed window to rear elevation.

Bedroom Two (Rear)

14'7" to front of bed position x 10'10" (4.45m to front of bed position x 3.30m) With feature upvc double glazed French doors and half windows to side leading out to the balcony, coved cornicing, radiator, wardrobes to either side of bed position with built in bedside tables and shelved cupboards behind bed position.

Balcony

With stainless and glazed railings and timber deck.

Bedroom Three (Front)

14'2" including fitted wardrobes approx x 12'10" (4.32m including fitted wardrobes approx x 3.91m) With upvc leaded look double glazed window to front elevation, radiator, coved cornicing.

Bedroom Four (Front)

12'1" x 9'5" (3.68m x 2.87m) With leaded look upvc double glazed window to front elevation and radiator.

Bedroom Five (Rear)

12' into doorway reducing to 9'2" x 9' (3.66m into doorway reducing to 2.79m x 2.74m) With upvc double glazed window to rear elevation, radiator, coved cornicing.

Family Bathroom

Attractively refited with a white suite to comprise; low level WC with concealed cistern, wash hand basin set into vanity unit with mono mixer tap and double ended bath with central filler and wall mounted shower and controls, splash back tiling, two obscure upvc double glazed windows, chrome radiator towel rail, down lighter points to ceiling.

Outside Front

There is a substantial tarmac driveway providing plenty of off road parking approached via timber gates. Driveway gives access to entrance door and garage, with herbaceous planted borders and gated side access.

Outside Rear

A large rear garden which is principally laid to lawn with a broad mellow paved patio spreading across the rear of the property

with two sets of steps leading down to the lawn. The garden is principally surrounded by timber fencing with large herbaceous borders, timber garden shed and small timber summer house, paved path to side leading to front gate and outside tap.

Garage

13'9" expanding to 15'1" x 16'4" (4.19m expanding to 4.60m x 4.98m) With electric up and over door, power and light as fitted.

Nb. Special Note. Please note measurements of some of the rooms on the right of the property as viewed should be taken as more of a guide than usual due to the angle of the side of the house.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

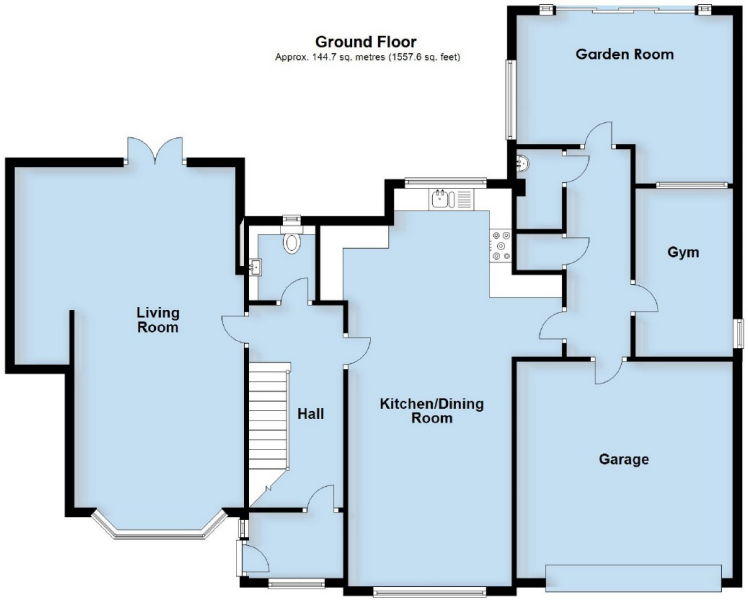
All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

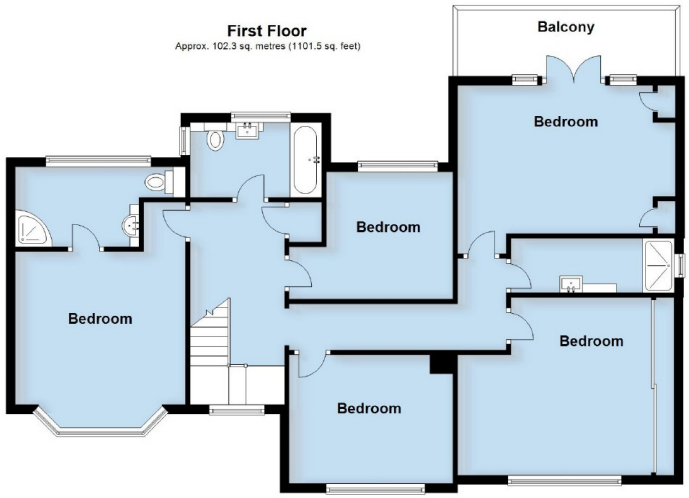
From the agents offices, continue across Warwick Street, crossing all the traffic lights and onto Willes Road, over the river bridge and at the t-junction bear left onto the Radford Road. Continue out of Leamington and upon reaching the village of Radford Semele, turn left onto Offchurch Lane, opposite the White Lion pub and onto Offchurch Lane where the property is located approximately half way along the road, on the left hand side.

Offchurch Lane

Radford Semele
Leamington Spa
CV31 1TN



Total area: approx. 247.0 sq. metres (2659.1 sq. feet)



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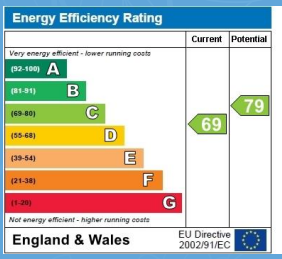

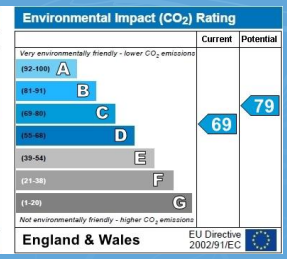

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL

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