

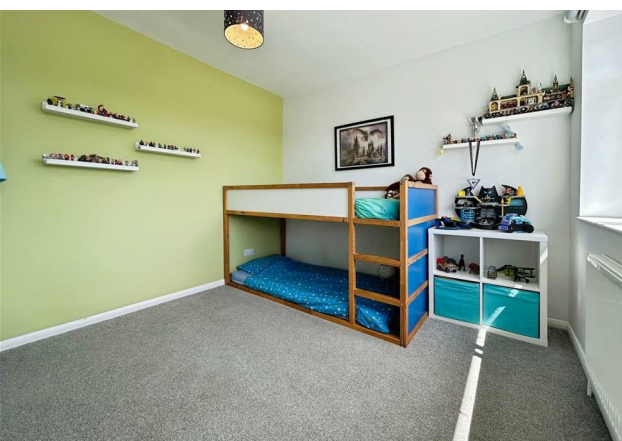


THE GARDENS, RADFORD SEMELE

complete ●●●
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



Situated in the heart of the highly sought-after village of Radford Semele, this well-presented three-bedroom family home enjoys a prime position within easy walking distance of local shops, the village primary school, recreation ground, the White Lion pub, the church, and excellent transport links to major road networks. The accommodation briefly comprises a spacious and welcoming entrance hall, a comfortable living room, an extended open-plan kitchen/dining room, a separate utility room, and a convenient guest WC. To the first floor are three well-proportioned bedrooms and a family bathroom. There is also access to the loft via a pull-down ladder, providing useful additional storage.

Outside, the property benefits from a generous enclosed rear garden, ideal for families and outdoor entertaining, together with a garage for more storage and ample driveway parking to the front for multiple vehicles.

Additional features include gas-fired central heating via a combination boiler.

Offering spacious, practical accommodation in a desirable village location, this is an excellent opportunity to purchase a wonderful family home.

Entrance Hall

A spacious and welcoming entrance hall featuring a composite front door with an obscured glazed insert and an additional obscured side windows, allowing natural light while maintaining privacy. The hall has ample space to accommodate wall mounted storage cupboards, recessed ceiling spotlights, a central heating radiator, and a useful understairs storage cupboard. Stairs rise to the first floor, with doors leading to the living room and the impressive open-plan kitchen/dining room.

Living Room

A generously proportioned living room offering an excellent space for both relaxing and entertaining. The room is fully carpeted and features a large double-glazed window to the front elevation, allowing an abundance of natural light to fill the space. Additional features include a central heating radiator and a ceiling light point.

Kitchen/Diner

A stunning extended open-plan kitchen and dining space, thoughtfully designed to create the perfect hub of the home. Finished with stylish Ambiance tiled flooring and recessed ceiling spotlights, the room is flooded with natural light from two large Velux roof windows, a double-glazed window overlooking the rear garden, and impressive bi-fold doors opening onto the patio. The contemporary high-gloss kitchen is fitted with an extensive range of wall and base units, complemented by under-cabinet lighting and a tiled splashback. Integrated appliances include a fridge/freezer, dishwasher, double oven, microwave, five-ring induction hob, stainless steel extractor hood, and a stainless steel double sink with mixer tap.

A central island provides additional preparation space, storage, and seating for up to four, making it ideal for casual dining and entertaining. The room also benefits from a useful walk-in pantry/storage cupboard, wall-mounted vertical radiators, and ample space to accommodate a large six to eight-seater dining table, creating a superb setting for family living and social occasions.

Utility

A practical utility room fitted with a stainless steel circular sink with mixer tap, complementary tiled splashback, and dedicated space and plumbing for both a washing machine and tumble dryer. Additional features include an extractor fan, a Velux roof window providing natural light and ventilation, and a ceiling light point. A door leads to the conveniently located guest WC.

Guest WC

A stylish and well-appointed guest cloakroom comprising a low-level WC and a contemporary ceramic wash hand basin with mixer tap, set within a vanity storage unit. Additional features include a wall-mounted central heating radiator, an obscured double-glazed window providing natural light and privacy, an extractor fan, and a ceiling light point.

Stairs & Landing

A bright and spacious first-floor landing, fully carpeted and enhanced by recessed ceiling spotlights and a painted wooden balustrade. A large obscured double-glazed window to the side elevation allows natural light to flood the space while maintaining privacy. The landing also provides access to the loft via a pull-down ladder and leads to three well-proportioned bedrooms and the family bathroom.

Bedroom One

A generously proportioned principal bedroom offering a bright and relaxing retreat. A large double-glazed window to the front elevation fills the room with natural light, while the fully carpeted finish enhances the sense of comfort. The room benefits from a ceiling light, a central heating radiator, and ample space to accommodate a full range of bedroom furniture, including large wardrobes, bedside tables, and a chest of drawers.

Bedroom Two

A well-proportioned double bedroom, fully carpeted and enjoying views over the rear garden through a double-glazed window. The room benefits from a central heating radiator, a ceiling light point, and ample space for a range of bedroom furniture, including wardrobes, bedside tables, and a chest of drawers, making it an ideal guest room or comfortable family bedroom.

Bedroom Three

A third double bedroom, fully carpeted and featuring a double-glazed window to the front elevation, allowing plenty of natural light. The room benefits from a central heating radiator and offers ample space for a range of bedroom furniture, making it an ideal children's bedroom, guest room, or home office if desired.



Family Bathroom

A beautifully appointed, fully tiled family bathroom, finished to a high standard with electric underfloor heating and featuring recessed ceiling spotlights. The suite comprises an L-shaped panelled bath with shower over, a contemporary low-level WC, and a large ceramic wash hand basin with mixer tap set within a stylish vanity unit. Additional features include a chrome heated towel radiator, an obscured double-glazed window to the rear elevation, and an extractor fan, creating a bright, modern, and practical family bathroom.

Rear Garden

The property enjoys a generous, enclosed rear garden, offering an excellent outdoor space for families and entertaining alike. A spacious paved patio extends directly from the bi-fold doors, providing the perfect setting for al fresco dining and summer gatherings, while the substantial lawn offers plenty of room for children to play.

The garden is bordered by mature trees, shrubs and established planting, creating a pleasant sense of privacy, with fenced boundaries enclosing the space. A detached garage/workshop provides excellent storage or potential for a variety of uses, complemented by a side pathway offering convenient access. Overall, the rear garden is a wonderful extension of the home, combining practicality with a peaceful outdoor setting.

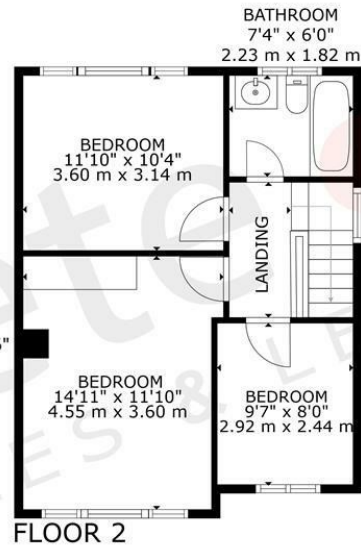
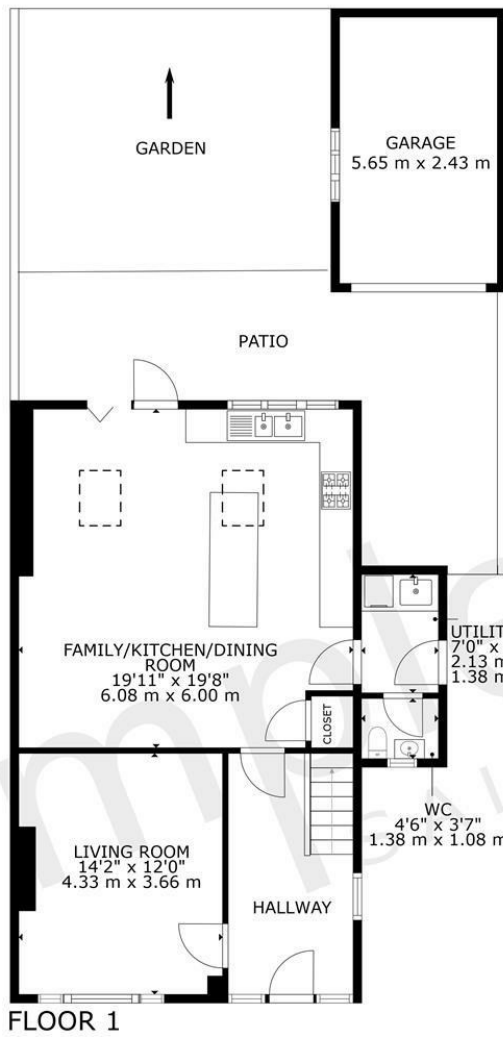
Location

Situated in the highly regarded village of Radford Semele, The Gardens offers the perfect balance of village charm and excellent connectivity. The village benefits from a range of everyday amenities, including a well-regarded primary school, village hall, post office, two churches, and the popular White Lion public house. Residents also enjoy access to a recreation ground with children's play facilities and a thriving sports and social club.

The property is ideally positioned for commuters, with easy access to Leamington Spa, its railway station, the Midland motorway network, and neighbouring towns and cities.

For those who enjoy the outdoors, the surrounding Warwickshire countryside offers an abundance of scenic walking and cycling routes, including beautiful towpath walks along the Grand Union Canal, making this an ideal location for both families and professionals seeking a relaxed village lifestyle without compromising on convenience.





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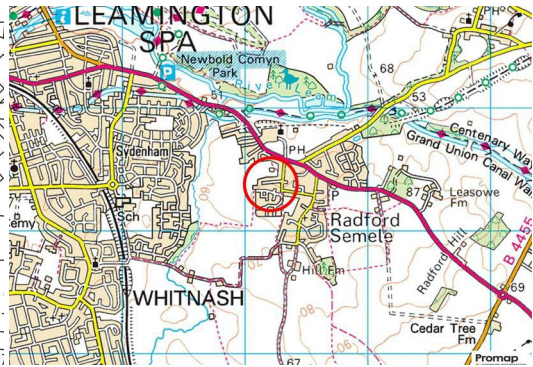
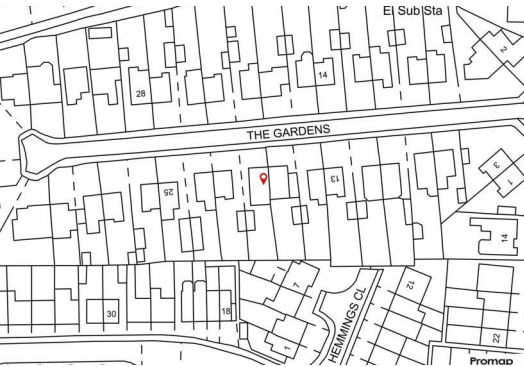
GROSS INTERNAL AREA
 FLOOR 1: 740 sq. ft, 68 m², FLOOR 2: 485 sq. ft, 45 m²
TOTAL : 1,225 sq. ft, 113 m²
 EXCLUDED AREA : PATIO: 566 sq. ft, 52 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Extended Semi Detached
- Living Room
- Utility
- Enclosed Rear Garden
- Village Location

- Three Bedrooms
- Open Plan Kitchen/Diner With Bifolds
- Guest WC
- Driveway Parking
- Close To Local Amenities



THE GARDENS, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

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