







BLOXHAM WAY, RADFORD SEMELE

complete
SALES & LETTINGS

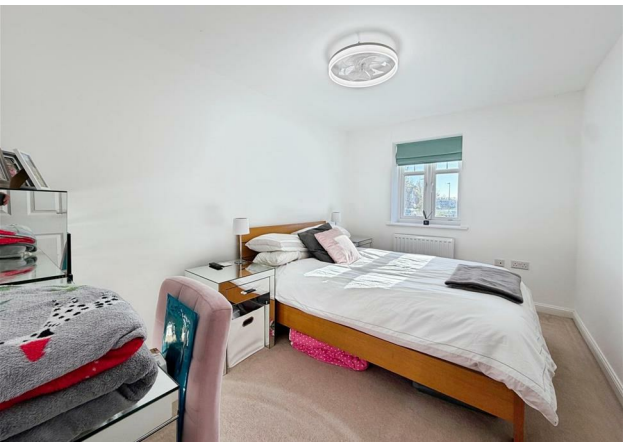












Built by Bovis Homes in 2018, this beautifully presented three-bedroom detached home occupies a desirable position within the popular Crown Hill Gardens development on the outskirts of Radford Semele. Offering bright, well-balanced accommodation, a rear garden and a detached garage, the property combines comfortable family living with a convenient village location. The accommodation comprises a welcoming entrance hall, a triple-aspect living room, a spacious kitchen diner and a combined guest WC and utility room. Upstairs, three double bedrooms are complemented by an en-suite shower room and a family bathroom, while the generous landing offers space for a study area. Outside, the property benefits from landscaped frontage, an enclosed rear garden and a driveway providing parking for up to three cars.

Property Details...

Approach
A paved pathway passes through the landscaped front garden to a canopy porch sheltering the front entrance.

Entrance Hall
A spacious hallway with white tiled flooring, useful understairs storage and a staircase rising to the first floor. Doors lead to the living room, kitchen diner and combined guest WC and utility room.

Living Room
Natural light fills this generous triple-aspect reception room, with windows overlooking the front, side and rear of the property. Grey timber-effect laminate flooring provides a contemporary finish, with ample space for sofas and additional furniture.

Kitchen Dining Room
A sociable kitchen diner with gloss cabinetry, square-edged worktops and an inset stainless steel sink. Integrated appliances include a high-level double oven, a four-ring gas hob with an extractor above, a full-size dishwasher and an upright fridge freezer. There is plenty of space for a family dining table, while windows to the front and side bring in natural light. French doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor spaces. White tiled flooring completes the room.

Guest WC/Utility Room
Combining everyday practicality with guest facilities, this room features a dual-flush WC, a pedestal wash basin and a white gloss cabinet housing the integrated washing machine. An enclosed cupboard contains the pressurised hot water cylinder, and an obscure double-glazed window provides natural light.

First Floor Landing
The unusually generous landing offers space for a study or play area, with windows to the front and rear creating a bright, open feel. Doors lead to all three bedrooms and the family bathroom.

Bedroom One
A spacious principal bedroom with a front-facing double-glazed window overlooking a planted green area. A built-in double wardrobe provides useful storage, and a door leads to the private en-suite shower room.

En-Suite Shower Room
Fitted with a contemporary suite comprising a dual-flush WC, a wall-mounted wash basin and a large shower enclosure with a sliding glass door and mains-fed shower. Tiled walls and flooring create a coordinated finish, with an obscure double-glazed window to the side.

Bedroom Two
A comfortable double bedroom with a front-facing double-glazed window enjoying views over the green. There is ample room for a double bed and freestanding bedroom furniture.

Bedroom Three
A further double bedroom, currently arranged as a home office, with a large double-glazed window to the side. This versatile room works equally well as a bedroom, guest room or dedicated workspace.



Family Bathroom
A stylish bathroom fitted with a white suite comprising a concealed-cistern WC, a wall-mounted wash basin and a panelled bath with a mains-fed shower and glass screen. Tiled flooring and splashbacks are complemented by a heated towel rail and an obscure double-glazed window.



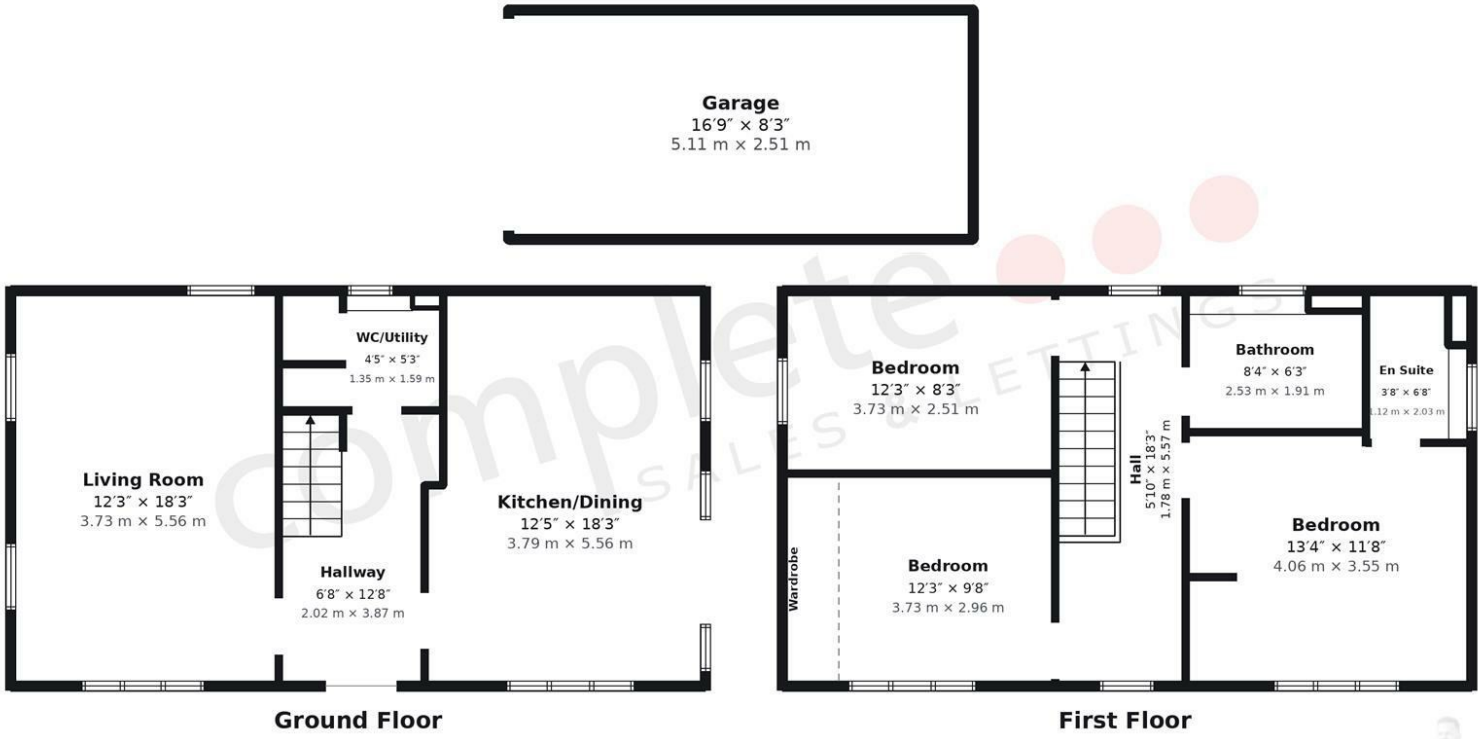
Rear Garden
The well-maintained rear garden is accessed directly from the kitchen diner through French doors, providing an inviting space for outdoor dining and relaxing. A side gate connects the garden to the driveway.

Driveway & Garage
Positioned to the rear of the property, the generous tarmac driveway provides off-road parking for up to three cars and access to the detached single garage. The garage has an up-and-over door, power and lighting, while a gate provides access to the rear garden.

Location
Bloxham Way is on the Bovis development of Crown Hill Estate, which is conveniently located at the edge of Radford Semele surrounded by Warwickshire countryside, which is proving very popular, it has local amenities close by and within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as

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FLOOR PLAN



Total floor area 1,170 sq ft / 108 m²

Ground floor 585 sq ft / 54 m² • First floor 585 sq ft / 54 m² • Excluded walls 104 sq ft / 10 m²

Redrawn from the supplied floor plan. Measurements are approximate and should be independently verified.





well as Jaguar Land Rover and Aston Martin at Gaydon.

The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches, a post office with mini supermarket and a hairdressers with a beauty room. There is Radford Semele recreation ground with a play park and a sports & social club. To the immediate area, there are picturesque countryside walks and cycle routes along with superb canal side and towpath walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.

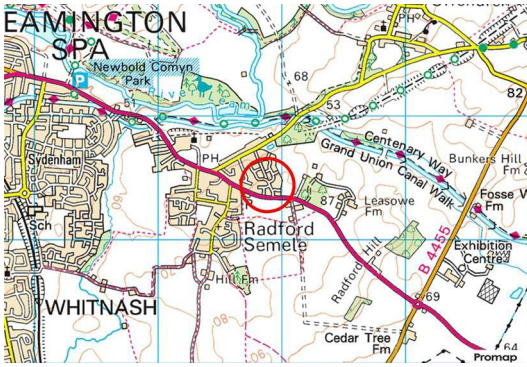




- Stylish Bovis Detached Home
- Large Living Room
- Utility / Guest WC
- Remaining NHBC Guarantee- Built 2018
- Detached Garage & 2- 3 Car Drive
- Three Double Bedrooms
- Fitted Kitchen Diner
- Family Bathroom & En-Suite
- Landscaped Front & Rear Gardens
- Village Location

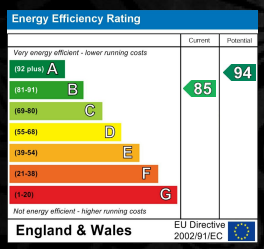






BLOXHAM WAY, LEAMINGTON SPA

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



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