



14 The Greswoldes

Leamington Spa **CV31 1TP**

Guide Price £475,000

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Radford Semele

This heavily extended semi detached property is located in this ever popular position of Radford Semele allowing great access to the local amenities, the town of Leamington Spa and the local rolling Warwickshire countryside. Positioned on one of the most desired roads within Radford Semele sits this semi detached home that has undergone superb alterations creating a spacious family home. Upon entry the spacious entrance gives way to a gym, a home office and a utility room. To the rear is the fabulous extended kitchen and finally a well proportioned though living / dining room. The first floor offers two double bedrooms and a good sized third bedroom together with a modern family bathroom. The second floor attic conversion is now a large master bedroom with views to the rear and access to an ensuite shower room. Externally there is a large driveway to the front and a mature, great sized rear garden with decking, paving and lawns.

LOCATION

The Greswoldes lies within a quiet cul de sac within the village of Radford Semele being only two miles south-east of central Leamington Spa giving easy reach of the full range of facilities in central Leamington, including Leamington Spa railway station. Radford Semele itself offers a useful range of day-to-day amenities including village shop and post office, gastro pub and a well regarded primary school. There are good local road links available including those to neighbouring villages, towns and the Midland motorway network.

ON THE GROUND FLOOR

Entrance Hallway

8.24m x 1.21m (27'0" x 3'11")

This large and bright entrance hallway is part of the garage conversion with fresh decor and offering tiled flooring, stairs rising to the first floor with storage cupboard and doors leading off to a multitude of rooms.

Home Gym / Playroom

2.47m x 2.26m (8'1" x 7'4")

Forming part of the conversion and currently used as a gym having timber flooring and neutral decor.

Study

2.51m x 2.39m (8'2" x 7'10")

A very useful space that has been set up as a home office away from the main sections of the house creating a tranquil and private space. The flooring has been finished with solid timber and the neutral decor continues.

Utility Room / WC

2.41m x 1.52m (7'10" x 4'11")

Another incredibly useful room that offers further storage and work space on top of the kitchen and has plumbing for the washing machine and tumble dryer. It doubles up as a wc with a modern wash hand basin and wc and finished with tiled flooring.

Kitchen Breakfast Room

6.49m x 3.46m (21'3" x 11'4")

This beautifully presented kitchen has been finished to a great standard. The room is bright and airy due to the dual aspect on offer. The cabinetry is finished with a range of non gloss midnight blue eye level and base units with complementary white quartz work surfaces and match kick backs. There is a large breakfast bar, perfect for entertaining and the cabinets fitted with an array of integrated appliances including multi-functional double oven that has microwave, air fryer, grill and oven functions. There is also a wine fridge, halogen hob and extractor fitted and space is available for a large American style fridge freezer.

Living / Dining Room

8.29m x 3.64m (27'2" x 11'11")

This well proportioned and spacious through living / dining room offers a lovely dual aspect with bay window to the front and double doors out to the garden to the rear.

ON THE FIRST FLOOR

Landing

3.76m x 2.86m (12'4" x 9'4")

This spacious landing has stairs rising to the first floor and doors leading off to all rooms on this level.

Bedroom Two

3.95m x 3.66m (12'11" x 12'0")

Located to the rear of the property, this good sized double bedroom has timber flooring and offers views over the gardens to the rear.

Bedroom Three

3.64m x 3.36m (11'11" x 11'0")

A further good sized double bedroom located to the front of the property, once again with timber flooring.

Bedroom Four

3.75m x 2.70m (12'3" x 8'10")

A good sized fourth bedroom with timber flooring and views over the front driveway.

Bathroom

3.13m x 2.62m (10'3" x 8'7")

This beautifully presented modern bathroom suite has been cleverly designed incorporating the separate WC into the area to now create a spacious room with bath, a separate shower with rainwater showerhead, a wash hand basin and low level flush wc. Both the walls and floors have been finished with a ceramic tile.

ON THE SECOND FLOOR

Bedroom One

4.15m x 3.87m (13'7" x 12'8")

This spacious bedroom located on the second floor in this dormer extension offers lots of space with some fabulous views out to the rear. There are handy eave storage cupboards and gives access to the ensuite showerroom.

Ensuite

2.25m x 1.91m (7'4" x 6'3")

This immaculately presented ensuite with tiled walls and floors has a large shower cubicle, a wash hand basin and low level flush wc.

Features

Extended Semi Detached Home

Beautifully Presented Throughout

Set Over Three Floors

Immaculate Family Kitchen

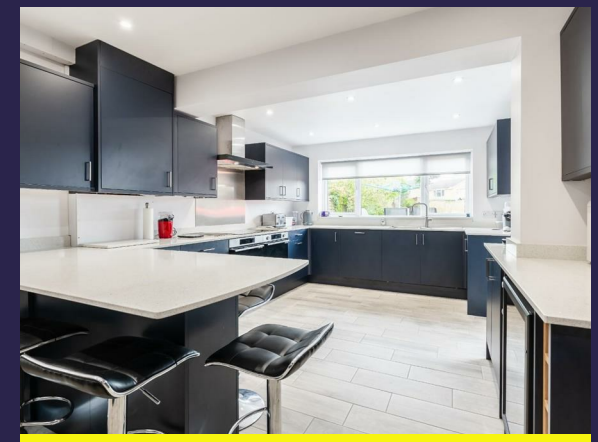
Large Reception Room

Home Gym / Separate Office / Utility Room

Four Bedrooms

Large Driveway

Fabulous Private Rear Garden

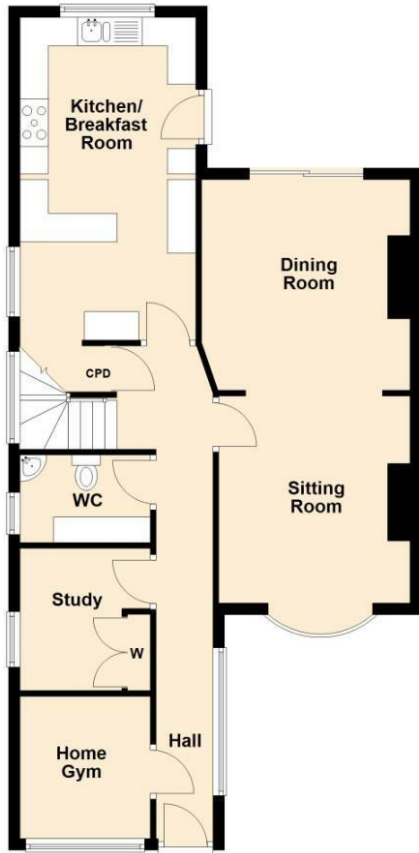




Floorplan

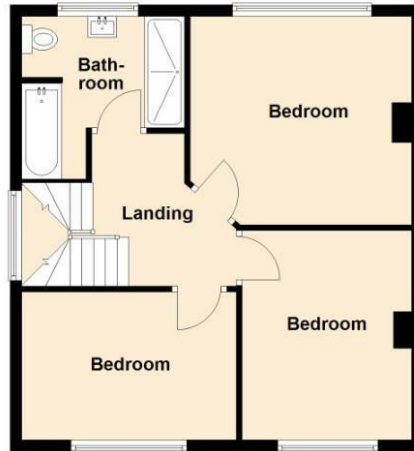
Ground Floor

Approx. 73.9 sq. metres (795.6 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



Second Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 159.3 sq. metres (1714.8 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
	EU Directive 2002/91/EC	

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