

Roselands, 3 Lewis Road

Leamington Spa CV31 1UB

Offers Over £850,000

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Radford Semele

Roselands presents an exciting and unique opportunity to purchase an individually designed detached family home with planning permission granted for the erection of a detached bungalow within the garden. Occupying a superb plot extending to around 0.59 of an acre, the house is set well back from Lewis Road itself and was constructed during the early 1980's to provide both comprehensive and flexible family accommodation. The spacious rooms include four bedrooms arranged over the first and ground floors, two generous open plan reception rooms and a spacious re-fitted kitchen/breakfast room. The three first floor bedrooms are complemented by en suite facilities to the master, along with a re-fitted family bathroom, whilst on the ground floor a further spacious double bedroom also provides opportunities for flexible use including either a home office or play room. The house also affords exceptional potential for further extension, subject to the appropriate consents. Externally, the house is approached over a long driveway which opens onto a large parking area providing ample parking, as well as access to the adjoining double garage. The exceptional added advantage of the planning consent means that this could be an ideal opportunity for a multi-generational family home or alternatively as a development opportunity for self-build or local developers.

Features

- Individual Detached Family House
- Plot Extending to Circa 0.59 of an Acre
- Planning Granted for the Erection of a Detached Bungalow
- Two Reception Rooms
- Re-fitted Kitchen / Breakfast Room
- Four Bedrooms
- Two Bathrooms
- Extensive Parking and Double Garage
- An Exceptional Opportunity







LOCATION

The village of Radford Semele lies approximately two miles south-east of central Leamington Spa being a popular, well established and respected village with a strong local community. Facilities within the village itself include a convenience store, well regarded primary school, social facilities including a village club and a popular public house and eatery, The White Lion. The extensive range of facilities available within Leamington Spa are easily accessible, there also being a large Asda supermarket in nearby Sydenham and good local road links out of the town including those to Leamington railway station for commuters and links to the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

RECESSED PORCH ENTRANCE

With entrance door opening into:-

SPACIOUS RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, oak laminate flooring, door to walk-in understairs/cloaks cupboard and further doors giving access to:-

LOBBY

With personnel door to garage and door to:-

CLOAKROOM/WC

With low level WC, wall mounted wash hand basin with tiled splashback and obscure UPVC double glazed window.

LOUNGE

5.46m x 4.45m (17'11" x 14'7")
The focal point of which is a recessed fireplace with beam over and housing a cast iron wood burning stove, standing on a slabbed hearth, UPVC double glazed bay window to front elevation together with UPVC double glazed sliding patio doors which open from the lounge onto the front patio area, central heating radiator and open plan through access to:-

DINING ROOM

4.45m x 4.34m (14'7" x 14'3")
With UPVC double glazed windows to front and rear elevations, central heating radiator and door to:-

BEDROOM FOUR

4.57m x 3.28m (15'0" x 10'9")
Which could alternatively be used as a home office, further sitting room or play room and having UPVC double glazed window to rear elevation, UPVC double glazed French style doors opening onto the front patio area, central heating radiator and oak laminate flooring.

KITCHEN/BREAKFAST ROOM

5.72m x 3.00m (18'9" x 9'10")
The kitchen area having been re-fitted with an attractive range of units in a cream shaker style finish comprising base cupboards and drawers with roll edged wood grain effect worktops over, tiled splashbacks and inset stainless steel sink units, coordinating wall cabinets, integrated appliances comprising Bosch four burner gas hob with fitted Bosch electric oven having cupboards above and below and integrated Bosch dishwasher, stainless steel filter hood over the hob, two UPVC double glazed windows to rear elevation, central heating radiator, UPVC obscure double glazed door giving external access to the rear of the house, door to large walk-in storage/utility cupboard and further door to:-

UTILITY ROOM

2.03m x 1.78m (6'8" x 5'10")
With stainless steel sink unit and drainer having fitted cupboards below and matching wall cupboards, space and connection for washing machine, replacement wall mounted Worcester gas fired boiler and UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

With UPVC double glazed window to front elevation as well as further window to the rear, central heating radiator and doors to:-

MASTER BEDROOM (FRONT)

4.52m x 3.25m (14'10" x 10'8")
With a range of fitted wardrobes and overhead storage cupboards extending across one side, central heating radiator, UPVC double glazed window to rear elevation, UPVC double glazed French style doors opening from the front of the room onto a charming decked balcony with wrought iron railings surrounding and door to:-

EN SUITE BATHROOM

With four piece suite comprising low level WC, panelled bath, inset wash hand basin with cupboard below, walk-in shower enclosure with glazed door fronting and fitted shower unit, obscure UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)

4.60m x 3.00m (15'1" x 9'10")
With UPVC double glazed window to rear elevation, central heating radiator, fitted double wardrobe and further fitted storage cupboards housing the hot water cylinders.

BEDROOM THREE (FRONT)

3.51m x 2.39m (11'6" x 7'10")
With UPVC double glazed window and central heating radiator.

RE-FITTED FAMILY BATHROOM

With largely ceramic tiled walls complemented by a contemporary three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, shaped bath with fitted shower unit over, wall mounted taps and glazed shower screen, central heating radiator, obscure UPVC double glazed window and access trap to the roof space.

ADDITIONAL WC

With low level WC and obscure UPVC double glazed window.

ADJOINING DOUBLE GARAGE

6.12m x 4.60m (20'1" x 15'1")
With double up and over door fronting, access trap to roof storage space, electric light and power, double glazed side window and rear door. The garage is accessed via the ample driveway and parking area which is positioned immediately to the front.

OUTSIDE

GARDENS

The house sits well back into a plot that extends to something in the region of 0.59 of an acre. Approached directly over a lengthy driveway from Lewis Road, the driveway opens onto a large block paved parking area which provides ample parking space for a good number of vehicles as well as giving direct vehicular access to the double garage. Elsewhere the garden is predominantly grassed, whilst immediately to the front of the house and accessible from the lounge and fourth bedroom is a charming private patio area surrounded by numerous ornamental trees and two circular ponds. Habitats for local wildlife have been encouraged with badgers, foxes, pheasants and deer being regular visitors. There is also a further wildlife pond positioned to the rear of the house. Alongside the house there is also an aluminium framed greenhouse and useful timber garden store.

BUILDING PLOT

Planning permission was granted in 2023 for the erection of a detached bungalow at the front of the plot with a material start having been made on the build in 2026 which serves to keep the consent open. Warwick District Council Planning Application number W/22/1393. Plans and details are available from the agent or on Warwick District Council's planning portal. The roof elevation allows for a future loft conversion, subject to any further consents.

DIRECTIONS

Postcode for sat-nav - CV31 1UB
what3words - reeling.delusions.outwards









Floorplan



Total area: approx. 204.8 sq. metres (2204.0 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

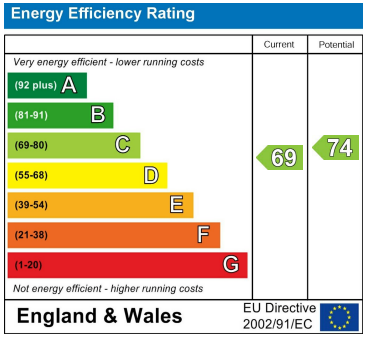
Services

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 G - Warwick District Council





Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com