



Ashbourne Way | Radford Semele | Leamington Spa | CV31 1WG

Guide price £600,000



KINGSWAY
ESTATE AGENTS

Key features

- Four Generous Bedrooms With Two En-Suites
- Garage & Off Road Parking
- Loft Extension Featuring Air Conditioning
- Situated In The Sought After Location Of Radford Semele
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to present this stunning four-bedroom property, ideally located in the highly sought-after area of Radford Semele.

Upon entering, you are welcomed by a spacious entrance hall that leads seamlessly into a bright and inviting living room, conveniently separated by double doors. From here, the property opens into a modern open-plan kitchen, dining, and living space. The contemporary kitchen is fitted with integrated appliances, while the living area benefits from bi-fold doors that open out onto the rear garden. A convenient WC completes the ground floor.

The first floor comprises the former primary bedroom featuring built-in wardrobes and a stylish en-suite. There are also two further well-proportioned double bedrooms and a modern family bathroom on this level.

The second floor boasts a beautifully designed loft extension which is now the primary bedroom, complete with Velux windows, air conditioning, and an additional contemporary en-suite.

Externally, the property features a low-maintenance rear garden with a paved patio, artificial lawn, and decking area. There is also a separate garage accessible via the garden, along with off-road parking for two vehicles and a EV charger.

We anticipate high demand for this property so early viewing is highly recommended.

EPC Rating: C



Open Plan Kitchen/Living Room

23'2" max x 21'5" max

Lounge

13'10" x 13'1"

Bedroom One

16'9" x 12'2"

Bedroom Two

10'4" x 14'0"

Bedroom Three

12'8" x 8'6"

Bedroom Four

8'7" x 8'5"

Garage

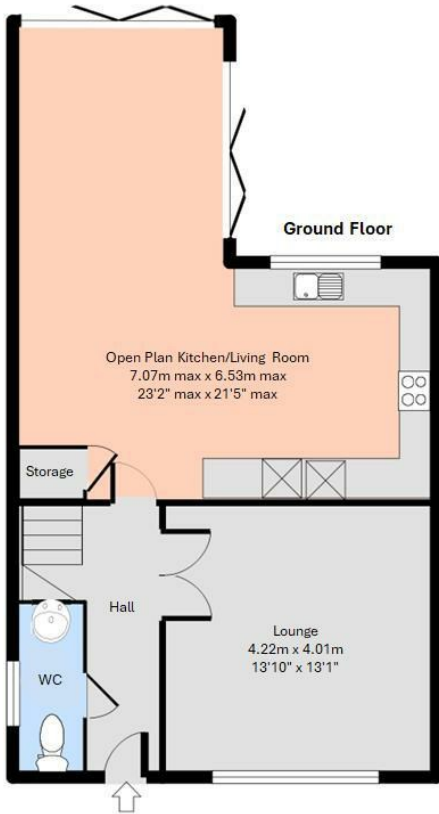
17'5" x 9'10"



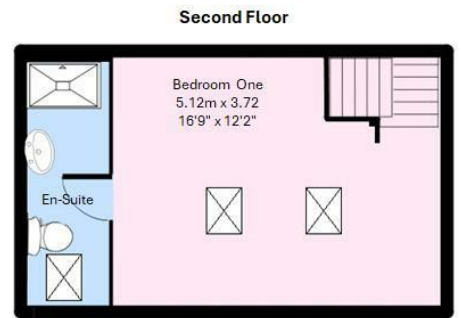
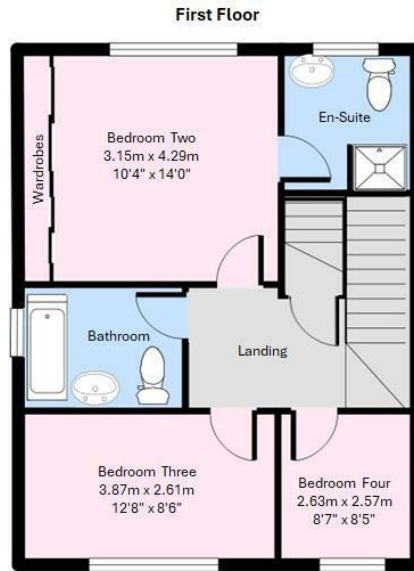




Floor plans



**Total Floor Area Approx.
137 sq. metres
(1,475 sq. feet)**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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