





Crabb Curtis

1 Bloxham Way, Radford Semele, Leamington Spa | CV31 1WD

Guide Price : £475,000





1 Bloxham Way, Radford Semele

A beautifully presented, spacious and well positioned, three bedroom detached family home, situated on the ever popular Crown Hill Gardens development in Radford Semele lying just 1.6 miles from the Parade in Leamington Spa and having stunning interior accommodation comprising entrance hall, guest W.C/utility, triple aspect living room and a generous kitchen dining room. To the first floor are three well proportioned double bedrooms, an en-suite shower room and a further family bathroom. Outside the property offers a well maintained for garden with a large westerly facing, walled rear garden accessible directly from the kitchen dining room. Finally, this fantastic property benefitting from a large tarmac driveway enabling off road parking for up to 4 cars and a detached single garage.

Approach

Accessed from Bloxham way via the public footpath which leads up to a wrought iron style front gate, this opens to a paved footpath leading up to the canopy porch covered front door.

Entrance Hall

the spacious entrance hall has stairs rising to the first floor landing and benefits from useful under stairs storage and ceramic floor tiling and provides access to the guest W.C/utility, triple aspect living room and the stunning kitchen dining room.

Living Room

The spacious and bright, triple aspect living room provides ample space for living furniture and offers views to the front side and rear elevations with stunning stripped oak flooring.

Kitchen Dining Room

The beautiful and well proportioned kitchen dining room features a range of white gloss units with wood effect work tops over and an inset stainless steel sink. Having a range of integrated appliances including high level double oven, four ring gas hob with overhead extractor, full sized dishwasher and large upright fridge freezer. In addition, there is ample space for family dining, and the room boasts windows to both front and side elevations with further French doors open onto the West facing rear garden.

Guest W.C/Utility Room

Featuring a white suite comprising a low level W.C with dual flush, pedestal wash hand basin and a low level gloss white front cabinet housing the built in washing machine. This versatile room also houses the pressurized water cylinder within an enclosed storage cupboard and has a rear facing obscured and double glazed window.

To The First Floor

The first floor landing has stairs rising from the entrance hall and gives way to all three bedrooms and the family bathroom. The landing also provides a fantastic space for study or play area and has double glazed windows to both the front and rear elevations.

Bedroom One

The principal bedroom is a large double, currently housing a kingsize bed and features a double glazed window to the front elevation offering far reaching views with the added benefit of a double fronted built in wardrobe. Having an internal door leading to the en-suite shower room.

En-Suite Shower Room
The modern and well presented en-suite shower room comprises a low level W.C with dual flush, floating wash hand basin and double, enclosed shower cubicle with sliding glass screen having a mains fed shower. with ceramic tiling to floor and all walls with and obscured and double glazed window to the side elevation.

Bedroom Two
The second bedroom also features a front facing double glazed window offering lovely views and is more than capable of housing a double bed and additional storage furniture.

Family Bathroom
The modern family bathroom features a contemporary style white suite comprising a low level W.C with enclosed cistern and dual flush, a floating wash hand basin and panelled bath with mains fed shower over having a glass screen, ceramic tiling to floor and all splash back areas, an obscured and double glazed window and a centrally heated towel rail.

Bedroom Three
The third bedroom is another double capable room, currently being utilized as a home office with large double glazed window to the side elevation.

Outside
To the front of the property situated behind the low level wrought iron style fence is a well maintained fore garden, whilst situated to the side of the property is a large, well maintained and private, westerly facing lawned rear garden which is directly accessible from the kitchen dining room and benefits from a paved terrace and footpath leading to gated side access from the driveway.

Driveway & Garage
Located to the rear of the house is a large tarmac driveway enabling off road parking for up to 4 cars benefitting from gated access to the rear garden and providing vehicular access to the detached single garage. The garage is accessible via an up and over garage door and has both power and lighting supplied.

Agents Notes
The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax
The vendor has informed us that the property is located within Warwick District Council and is Band E.

Tenure
The vendor informs Crabb Curtis that the property is freehold. We have been informed there is a annual service charge for the upkeep of the development of £240. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures and Fittings
Only those items expressly mentioned in the sales particulars will be included in the sales price.

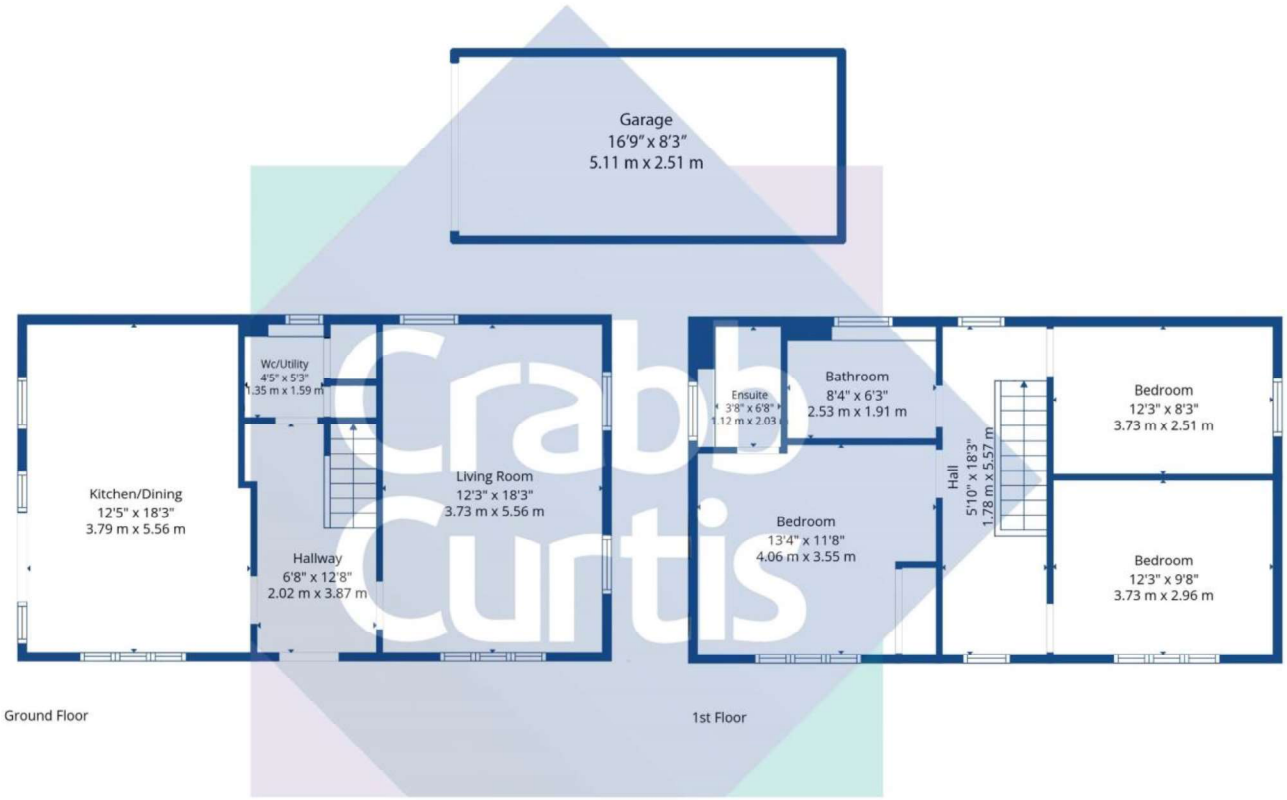
Services
Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

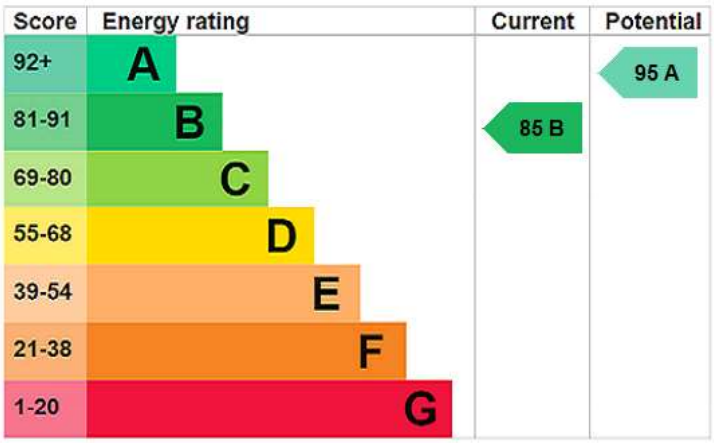






Total: 1170 sq. Ft, 108 m2
Ground Floor: 585 sq. Ft, 54 M2, 1st Floor: 585 sq. Ft, 54 m2
Excluded Areas: Walls: 104 sq. Ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.