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51, Bloxham Way, Radford Semele





**\*Unexpectedly Re-Available\*** An excellent opportunity to acquire a well appointed, larger than average, executive detached family residence, providing spacious and superbly appointed three bedroomed and two bathroomed accommodation, featuring impressively fitted open plan living/kitchen arrangement, recently subject to redecoration, in what has become a highly regarded east Leamington Spa location.

#### [Bloxham Way](#)

Forms part of the Semele Park development currently nearing completion by well known builders Bovis Homes. Located on the periphery of Radford Semele the

development is within easy reach of the town centre some two and half miles distant. Radford Semele contains a good range of local facilities and amenities including local shops, schools and a variety of recreational facilities, and is also within easy reach of a number of work centres including Warwick, Stratford, Coventry and Banbury. The motorway network is also easily accessed and main line railway connections are available within Leamington Spa. Since its initial launch Semele Park has proved to be extremely popular.

Originally constructed in 2018 to the attractive "Greetwell"

design by Bovis Homes number 51 Bloxham Way is an impressive detached family residence providing larger than average and extremely well appointed three double bedroomed accommodation which has been maintained and improved to an extremely high standard throughout.

#### [The Property](#)

Features a comprehensively fitted open plan living/kitchen arrangement, separate utility room and the master bedroom with en-suite features quality built-in wardrobes of note. It is understood this particular design of property is the largest of the three bedroomed design on the development and occupies a pleasant none overlooked







position. The property is presented to an excellent standard having recently been redecorated. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

#### Porch

Leads to...

#### Reception Hall

With staircase off and balustrade, Karndean flooring, radiator.

#### Lounge

16'3" x 10'6" (4.95m x 3.20m)

With a marble fireplace and hearth feature with electric ornamental fire, two radiators, TV point, twin panel glazed connecting doors lead to...

#### Living/Kitchen

20'0" x 10'6" (6.10m x 3.20m)

Open plan with an extensive range of gloss white faced base cupboard and drawer units with stainless steel door furniture including a peninsular unit with complementary rolled edge work surfaces and returns, with inset single drainer one and a half bowl stainless steel sink unit with

mixer tap, built-in Bosch five ring hob with extractor hood over, double oven and dishwasher, tiled floor and twin French doors to rear garden, two radiators.

#### Utility Room

7'3" x 5'6" (2.21m x 1.68m)

With tiled floor, range of gloss white faced base cupboards, rolled edge work surface and returns with tiled splashbacks, radiator, single drainer stainless steel sink unit and mixer tap, plumbing for automatic washing machine, boiler cupboard containing a Potterton combination gas fired central heating boiler and programmer.





#### Cloakroom/WC

With tiled floor, low flush WC, pedestal basin with mixer tap, tiled splashback and radiator.

#### Stairs and Spacious Landing/Study Area

With large built-in cupboard.

#### Bedroom One

12'0" x 12'10" (3.66m x 3.91m)

With radiator, full width range of built-in wardrobes, half mirrored doors, hanging rail and shelves.

#### En-Suite Shower Room WC

6'10" x 5'2" (2.08m x 1.57m)

With oversized tiled shower cubicle with integrated shower unit, pedestal basin with mixer tap, low flush WC, tiled floor, chrome heated towel rail, extractor fan, downlighters.

#### Family Bathroom/WC

8'0" x 6'0" (2.44m x 1.83m)

With white suite comprising panelled bath, pedestal basin, low flush WC, tiled splashbacks and shower area with integrated shower unit, radiator, tiled floor, downlighters.

#### Bedroom Two

14'1" x 8'4" (4.29m x 2.54m)

With radiator.

#### Bedroom Three

11'0" x 11'10" (3.35m x 3.61m)

With radiator.

#### Parking

To the front of the property is a twin tarmac drive/car parking facility with electric charging point.

#### Outside (Front)

Having an open plan lawned front garden with flower borders, pedestrian side access and leads to the...





#### Integral Garage

16'11" x 8'0" (5.16m x 2.44m)

With electric light, power point, up-and-over door, personal door to the entrance hall.

#### Outside (Rear)

To the rear the garden has a paved patio, shaped lawn, flower border, timber garden shed, is bounded by close boarded fencing and established foliage.

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or

restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

There is an estate maintenance charge estimated at £210.00 per annum (e.g. routine maintenance and upkeep of open and communal spaces).

#### Services

All mains services are understood to be connected to the

property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band E.

#### Location

CV31 1WH



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

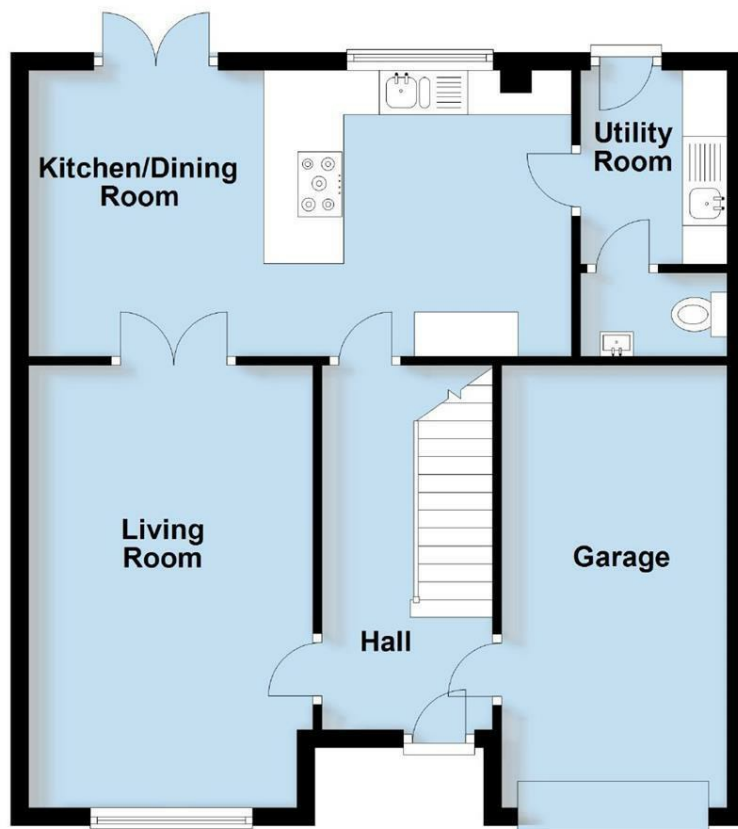
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

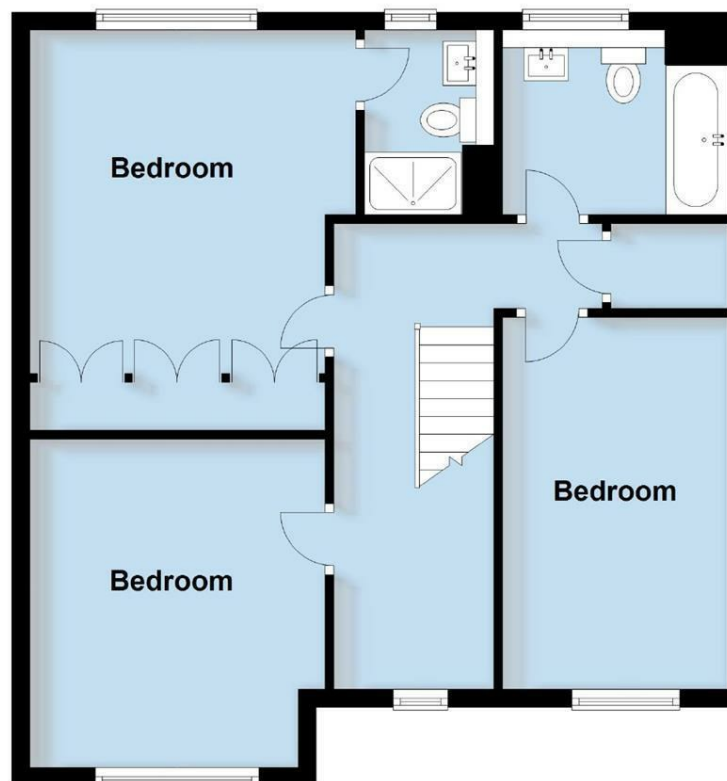
## Ground Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



## First Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



Total area: approx. 124.2 sq. metres (1336.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact