



Connells

Emperor Boulevard
Leamington Spa



Property Description

Immaculate Two Double Bedroom Semi-Detached Home – Chesterton Gardens.

Situated within the highly sought-after modern development of Chesterton Gardens, this beautifully presented two double bedroom semi-detached home is ideal for first-time buyers and those looking to step onto or move up the property ladder.

The property is conveniently located within easy reach of local amenities, offering both comfort and practicality in a desirable setting.

Internally, the home comprises a welcoming entrance hallway leading through to a spacious and light-filled lounge, perfect for relaxation and entertaining. To the rear, an open-plan kitchen diner provides a modern and sociable space, while a handy downstairs cloakroom completes the ground floor.

Upstairs, the property offers two generous double bedrooms, with the principal bedroom benefiting from built in wardrobes and a contemporary ensuite shower room. A stylish family bathroom serves the second bedroom.

Externally, the property continues to impress, featuring driveway parking to the side and a private, enclosed rear garden laid to lawn—ideal for outdoor enjoyment.

Early viewing is highly recommended to appreciate the excellent condition and desirable location of this fantastic home.

Entrance Hallway

With stairs rising to the first floor and a door leading into the lounge.

Lounge

Generously sized, light and airy lounge consisting of an understairs storage cupboard, a radiator, a double glazed window to front elevation and double doors leading into the kitchen/diner.

Kitchen/Diner

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There is an electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and space for a fridge/freezer. Housing the gas central heating boiler and comprising a double glazed window to rear elevation, French doors leading to the garden and a door to the downstairs W/C.

Downstairs W/C

Fitted with a wash hand basin, low level W/C and a radiator.

First Floor

Landing

The stairs lead from the hallway with doors to both bedrooms and the family bathroom.

Master Bedroom

Double bedroom having two fitted wardrobes, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, corner shower cubicle and a low level W/C. Having partly tiled walls, ceiling spotlights and a double glazed window to front elevation.

Bedroom Two

Double bedroom with a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and a low level W/C. Having partly tiled walls.

Outside

Rear Garden

Beautifully maintained south east facing garden being mainly laid to lawn and fence enclosed, with patio and decking areas as well as gated side access.

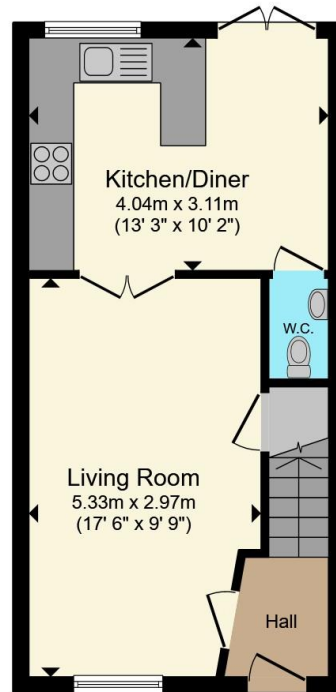
Parking

Driveway providing off road parking for two cars in tandem.

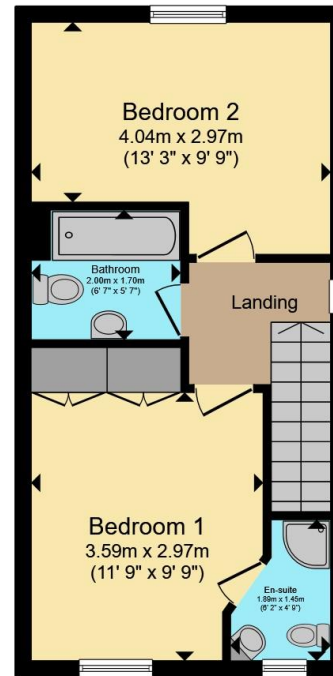








Ground Floor



First Floor

Total floor area 68.3 m² (735 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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