



**Ravensdale Avenue, Leamington Spa**  
CV32 6NQ

In Excess of **£490,000**



Are you wanting the best of both worlds being in a town yet away from the hustle and bustle of town life? Look no further, this family home offers just this. Enjoying an enviable position at the end of a cul-de-sac, being just round the corner from fields and children's playground, where you can enjoy walking your dog and running the children out. Truly a wonderful position.

The property has been extended to the rear showcasing the most desirable kitchen dining family area that so many wish for, it has been lovingly and meticulously modernised and can be moved straight into.

Approached via stoned driveway to front door opening into a spacious hallway where you immediately notice how light this property is having light cascade in through the front doors side panels and side windows, a lovely space to welcome guests into your home. There is ample space to wheel in a pushchair or drop-down shopping bags and kick off shoes. Off here is a downstairs cloakroom and utility room combined having a W/C and wash hand basin, and space and plumbing for both washing machine and tumble dryer. The downstairs has Amtico flooring which is ideal for heavy foot traffic of a family and visitors, not to mention easy to clean. A further door enters the living room.



With this era of property the large windows allow plenty of light to flood in, there is a bio-ethanol fuel stove which creates a lovely focal point to the room. This is the perfect spot to kick back and snuggle down of an evening watching your favourite TV and box sets. A door takes you through to the rear extension.



A wonderfully, spacious and inviting kitchen dining family room having an industrial feel about it with the painted exposed RSJs. The kitchen is well designed having ample cupboards and drawers and a large larder cupboard all aiding in keeping the sides decluttered and topped with a touch of luxury having Quartz tops. There is a large central island incorporating a breakfast bar; the perfect place to catch up with friends over a brew. A great social space where you would never feel you are missing out on conversation whilst cooking up a storm. The kitchen has integrated appliances boasting a full length fridge and freezer, dishwasher, microwave, built-in oven and an Induction hob with integrated extractor. Rear bi-fold doors frame the garden to gaze out over.

Heading upstairs from stairs leading off the living room. The landing benefits with having a window which carries on the light bright feel you experience throughout the downstairs and loft access. Doors lead off to the three double bedrooms. The master bedroom can accommodate the largest of beds and is located on the rear of the property. The family bathroom has been beautifully refitted with a four-piece suite comprising of corner bath with shower attachment off taps and a walk-in shower the drencher and second shower heads.



The rear garden enjoys an Easterly aspect and due to the lack of neighbouring homes to the right the sun shines in the garden for the majority of the day. The large patio area having paved Porcelain non-slip tiles is the perfect spot for al-fresco dining and sunbathing. The garden is mainly laid to lawn having a further seating area at the bottom where you can enjoy the evening sun sipping your favourite tippale at the end of a long day. Side gated access takes you to the front of the property.

today!



To the front the driveway has a covering of stones and provides off road parking for two vehicles.

Ideal location for those who love the outdoors and ones that yearn for a quieter position. Also boasting good school catchment and being close to local amenities.

Council Tax band: D

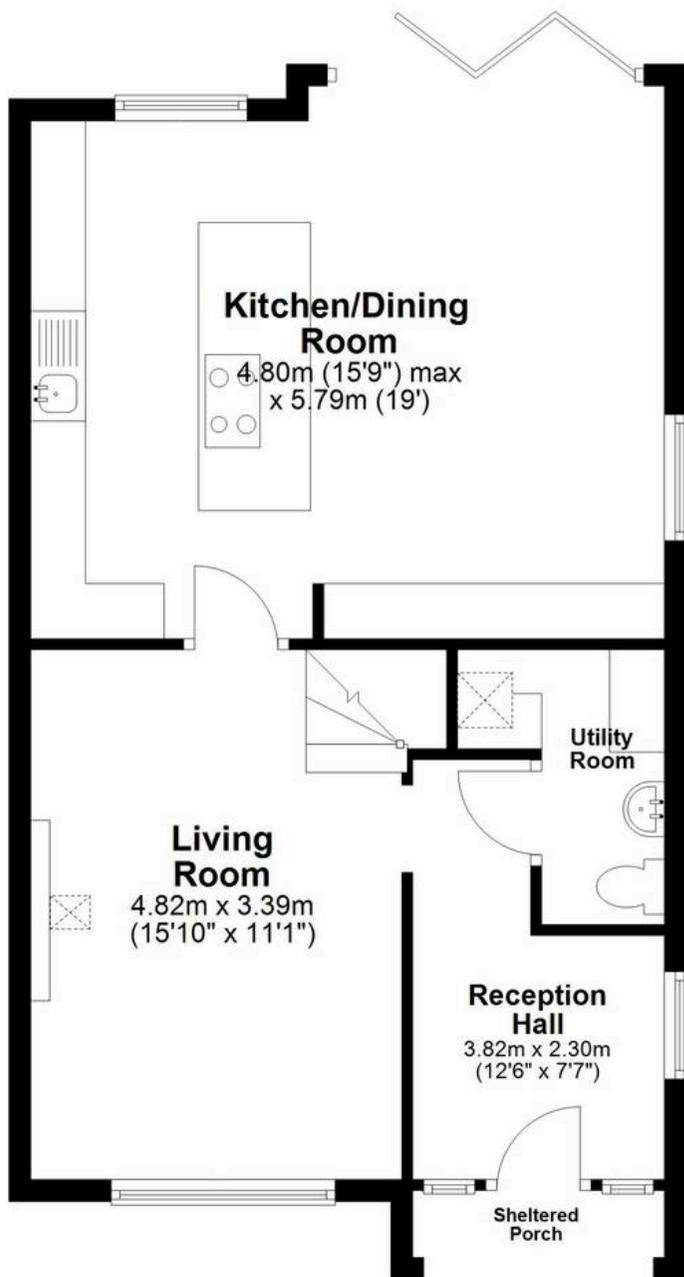
EPC Rating: C

Tenure: Freehold

- Stunning, Extended Semi-Detached Home
- Three Double Bedrooms
- Generous Kitchen Dining Room
- Combined Utility Room & Cloakroom
- Landscaped Rear Garden
- Driveway for Two Vehicles
- Immaculately Presented Throughout
- Close to Fields and Playground
- Highly Sought After Cul-de-sac Location
- Good School Catchments

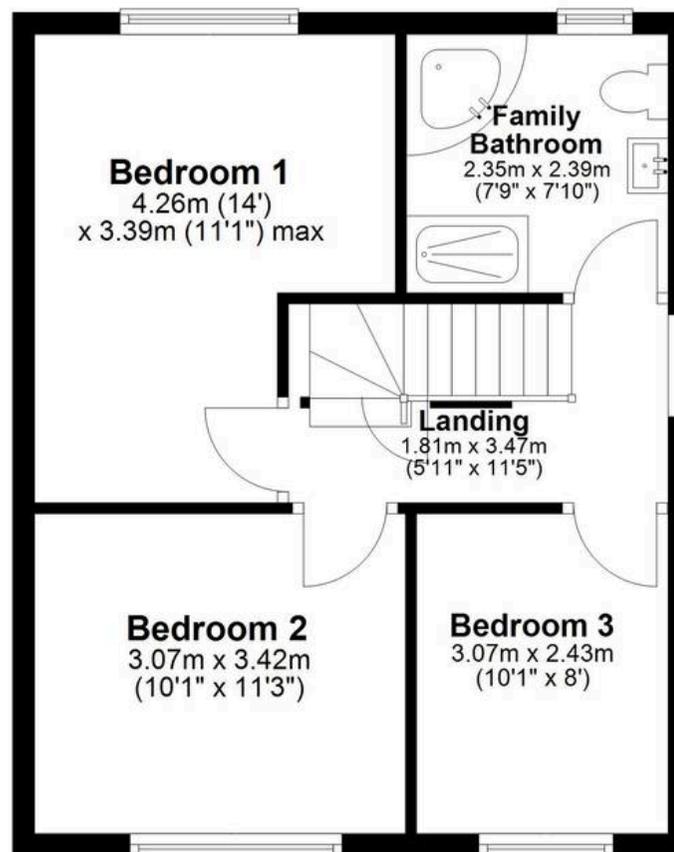
## Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 sq. feet)





## Natalie Christopher Estate Agents

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