



HALLFIELDS, RADFORD SEMELE

complete ●●●
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY - ACTUAL PLOT WILL VARY



An exciting opportunity to acquire this deceptively spacious dormer bungalow, ideally positioned within a sought-after cul-de-sac in Radford Semele with huge potential. The property offers well-proportioned four-bedroom accommodation, featuring a generous living and dining room, a spacious kitchen with additional utility area, a ground floor shower room, and a separate guest WC. Externally, the home benefits from a mature and private rear garden, complete with a large garden shed and greenhouse, while the front offers an attractive lawned garden. The property is offered for sale with no onward chain, making it an excellent opportunity for a smooth and straightforward purchase.



Entrance Hall

An L-shaped entrance hall featuring a UPVC and glazed entrance door opening into a porch, with a further door leading into a spacious hallway. The hallway benefits from a large storage cupboard, ceiling light point and central heating radiator, with doors providing access to two ground floor bedrooms, the kitchen, bathroom, and the lounge/dining room, with stairs rising to two further bedrooms on the first floor.



Living/Dining Room

A large and bright living room featuring three generous double-glazed windows to the front and side aspects, allowing ample natural light. The room benefits from two central heating radiators, ceiling and wall light points, and a gas fire with an attractive stone surround.

Shower Room

A fully tiled shower room comprising a ceramic wash hand basin with mixer tap, low-level flush WC, and a semi-circular shower enclosure. Additional features include a stainless steel heated towel radiator, two large storage cupboards, and an integrated vanity unit with cupboards and drawers. The room is further enhanced by a double-glazed window to the side aspect, extractor fan, and recessed ceiling spotlights.



Kitchen

The kitchen is fitted with a range of base and wall-mounted storage cupboards and drawers, complemented by tiled flooring and partially tiled walls. Additional features include a central heating radiator, a double-glazed window to the side aspect, and a double sink with drainer and mixer tap. The kitchen is equipped with a gas oven and gas hob with extractor hood above, with ceiling spotlights providing ample lighting. A double-glazed door leads through to the utility area and guest WC.

Utility

The utility room features tiled flooring, a range of storage cupboards and drawers, and a double-glazed window overlooking the rear garden. A double-glazed glazed door provides external access, with a further door leading to the guest WC.

Bedroom One

A large double bedroom featuring a double-glazed window overlooking the rear garden, along with a central heating radiator and ceiling light point.

Bedroom Two

Double bedroom benefitting from fitted wardrobes, a central heating radiator, ceiling light point, and a double-glazed window to the side aspect.

First Floor Bedroom Three

Bedroom Three, currently utilised as a single bedroom and home office, benefits from useful eaves storage, a central heating radiator, and two double-glazed windows overlooking two side elevations.





Bedroom Four

Bedroom four is a large double bedroom featuring a central heating radiator, ceiling light point, and two further double-glazed windows providing a dual aspect.

Gardens

The property boasts a beautifully maintained, mature rear garden, mainly laid to lawn, complete with a large timber shed and greenhouse, all surrounded by established trees. Paved side access connects to a spacious front garden, enhancing both privacy and practicality.

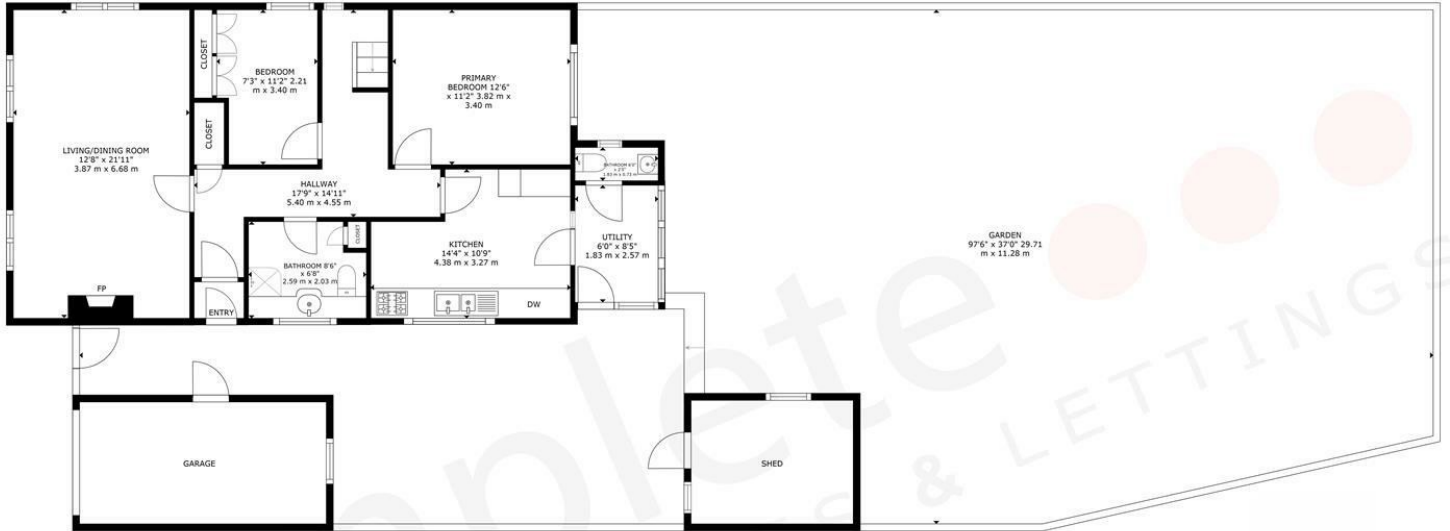
Parking

At the front of the property there is driveway parking for two vehicles and garage parking for one vehicle.

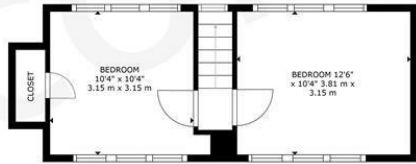
Location

Hallfields is conveniently located in the centre of Radford Semele, which is proving very popular, it has local amenities close by and within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as well as Jaguar Land Rover and Aston Martin at Gaydon. The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches and a combined post office/convenience store. There is Radford Semele recreation ground with a play park and a sports & social club. To the immediate area, there are





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
 FLOOR 1: 1,072 sq. ft, 99 m², FLOOR 2: 280 sq. ft, 26 m²
 TOTAL: 1,352 sq. ft, 125 m²
 EXCLUDED AREAS: GARDEN: 2,341 sq. ft, 217 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



picturesque countryside walks and cycle routes along with superb canal side and towpath walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.



