



Wilkes Drive, Leamington Spa, CV31 1WF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

The Property

A superbly appointed five bedroom executive detached property recently built by Bovis Homes on this popular select development in the sought after village of Radford Semele, just a short drive into Leamington Spa town centre.

The property has one of the best positions on the development with lovely countryside views to the front. This very spacious home, arranged over two floors, offers well planned and high quality accommodation throughout. In brief comprising of - Entrance hall, cloakroom/w.c, open plan comprehensively fitted kitchen with family area with bi-fold patio doors, living room with bi-fold patio doors to garden, separate dining room and study.

To the first floor there are five double bedrooms, two of which have en suites, and a large family bathroom. Outside there is a tandem garage and driveway to the front and to the rear a generous landscaped garden with large patio are perfect for al fresco dining.

A wonderful family home in a consistently sought after village whilst still being close to all main amenities.



Key Features

- Fabulous executive detached family home
- Delightful countryside views to the front
- Five double bedrooms
- Spacious and immaculate
- Large breakfast kitchen
- Living room with bi fold doors
- Dining room and study
- Tandem garage and driveway
- Landscaped rear garden
- EPC: B



Entrance Hallway

Dining Room

12'2" x 9'9"

Study

10'4" x 6'2"

Guest Cloakroom

Living Room

18'8" x 14'5"

Kitchen/Breakfast Room

18'8" x 15'11"

First Floor

Bedroom

12'2" x 9'9"

Family Bathroom

Bedroom

14'6" x 9'11"

Bedroom

14'6" x 8'2"

Bedroom

15'3" x 11'11"

En Suite

Bedroom

12'11" x 10'8"

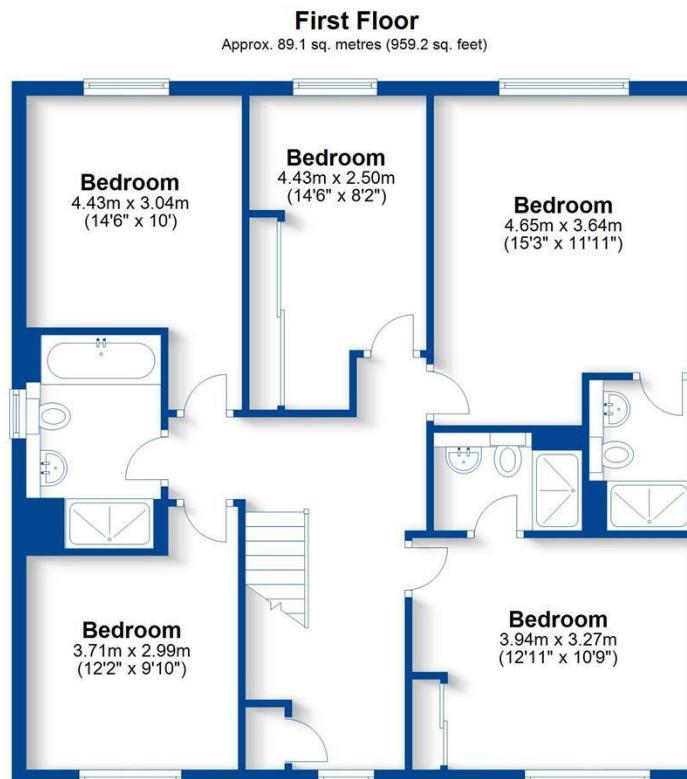
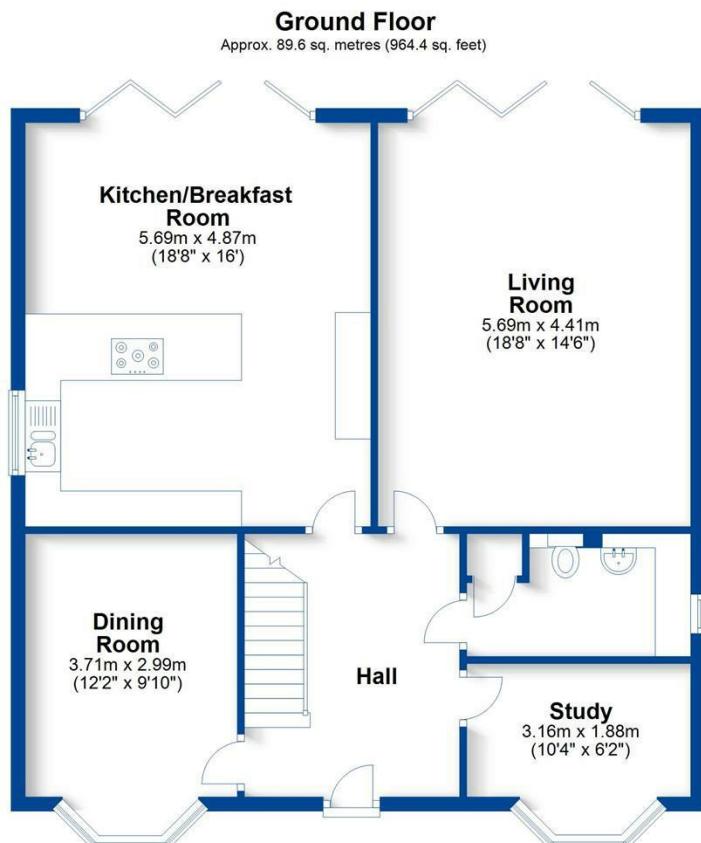
En Suite







Floorplan



Total area: approx. 178.7 sq. metres (1923.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Sheldon Bosley Knight Limited. Not to be reproduced



Our Testimonials

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum.
Thank you, I would highly recommend."

Krystyna Kulpa

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

To book a free no obligation market appraisal of your property contact your local office

sheldonbosleyknight.co.uk

SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

SURVEYS &
VALUATIONS

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.