



Burrows Close, Whitnash

LEAMINGTON SPA, CV31 2RG

Nathaniel Cleaver
The **Leamington Spa** Property Expert





This family home is in a perfect location for school catchments, local amenities, all major transport links, the train station and nice parks and dog walks.

Property at a glance

Extended Semi Detached Family Home

Four Bedrooms

Living Room

Separate Dining Area

Kitchen / Dining area

Family Bathroom & En Suite To Master Bedroom

Driveway Parking & Single Garage En Bloc

Enclosed & Well Established Stunning Rear Garden

Popular Location

Close To all Local Amenities, Schools, Parks etc.

EPC Rating – TBC





In brief the ground floor consists of; entrance hallway, living room, separate dining room / study area, extended kitchen / dining space, small utility area and downstairs WC.

Upstairs you have the master bedroom with en suite shower area and built in wardrobes, two further double bedrooms and a single that is currently being used as a study and a family bathroom.

To the rear is a superbly presented and established garden which has a large patio area with pergola, lawned area with small fishpond. The garden is a sun trap and ideal for family BBQ's and parties.

To the side of the property is driveway parking for two cars and a single garage situated to the rear en bloc.

Further benefits are the fact it is gas centrally heated throughout, double glazed and it is close to all local amenities and schools and parks.

CALL NOW TO VIEW!

Council Tax Band - C

EPC Rating - TBC

Tenure - Freehold



“For me this is a fantastic sized family home that offers flexible living accommodation with the extra 4th bedroom and en suite.”

The Seller's View

"We have lived here for over the last 30 odd years and raised our children here.

We love the enclosed rear garden, we spend a lot of time out there and have had many a party and BBQ and lots of fun.

We also like entertaining and have had lots of friends and family around the dining table."



"Our favourite part – The rear garden"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent
Nathaniel Cleaver - 07793 363210.

nathaniel@thepropertyexperts.co.uk

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider

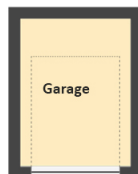
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenties/Distances

The property is close to all local amenities, shops, schools and parks as well as all transport links..

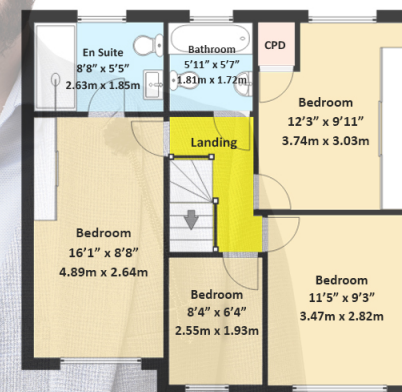


Internal Living Space 1,192 square feet / 110.79 square metres

Ground Floor



First Floor



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AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Whitnash

Whitnash is a town and civil parish located southeast of, and contiguous with Leamington Spa and Warwick in Warwickshire, England. In 2001, it had a population of 7,760 which increased to 9,129 in the 2011 census, increasing again to 10,489 in the 2021 census.



Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .

From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.

The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .

Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.



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