

BELVOIR!

Guide Price £300,000



18 Frances Gibbs Gardens

, Whitnash CV31 2TN

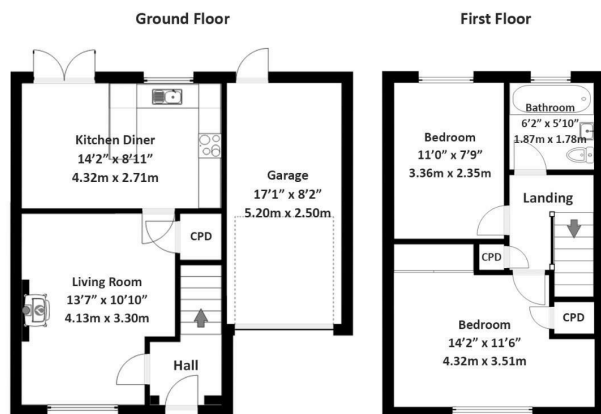
This charming semi-detached house, located in the highly desirable area of Whitnash in South Leamington, offers a fantastic opportunity for comfortable family living. With a private garden, modern finishes, and spacious rooms, this property is perfect for those looking to settle in a peaceful yet well-connected area.

WWW.BELVOIR.CO.UK





Internal Living Area 57.23 square metres / 616 square feet (excluding garage)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

ACCOMMODATION

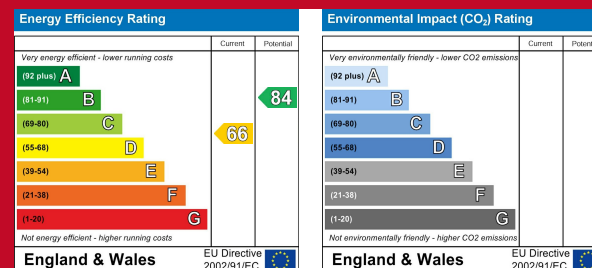
Ground Floor: As you step through the front door, you're greeted by a bright and welcoming hallway that leads to the living room and kitchen-diner. The spacious living room features a contemporary gas fire, creating a cozy and inviting atmosphere. It's the perfect space for unwinding or entertaining. The kitchen-diner is equally impressive, with a modern breakfast bar that separates the cooking area from the dining space. The kitchen itself features striking grey-fronted cupboard doors, offering a chic and contemporary contrast. Fully equipped with a gas hob, oven, and dishwasher, there is ample space for a fridge and washing machine. This kitchen combines both style and practicality for everyday living.

First Floor: Upstairs, you'll find two generously sized bedrooms, each filled with natural light and offering ample space for relaxation or study. These rooms are ideal for creating a comfortable and peaceful retreat. The family bathroom is well-appointed with a shower over the bath, offering both convenience and versatility.

Outdoor Space: To the rear of the property, the private garden offers a tranquil retreat, perfect for a variety of outdoor activities. Predominantly laid to lush turf, it provides an ideal space for children to play, pets to roam, or simply for you to relax and enjoy the fresh air. The garden also boasts a well-positioned patio decking area, perfect for alfresco dining, summer barbecues, or soaking up the sun. Surrounding the lawn, thoughtfully planted beds filled with a variety of shrubs and flowers add to the garden's natural beauty, providing year-round interest and colour. Whether you're hosting friends or simply enjoying a quiet moment, this garden is a delightful extension of your living space.

The property also features a garage with a mezzanine level, offering valuable additional storage space to keep your belongings organised and the main living areas clutter-free. In addition, there is a boarded loft with easy access via a built-in loft ladder, providing even more room for those larger items you'd prefer to keep out of sight. With both the garage mezzanine and loft space, you'll have plenty of storage for all your essentials, ensuring everything is neatly tucked away.

Location: Located in Whitnash, South Leamington, this home benefits from a quiet residential setting while still being close to the vibrant amenities of Leamington Spa. The town is known for its beautiful parks, cultural attractions, and excellent shops, restaurants, and cafes. Transport links are also ideal, with easy access to Leamington



01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk



BELVOIR!

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.