



Canon Young Road | Whitnash | CV31 2QU

Offers over £600,000



**KINGSWAY**  
ESTATE AGENTS



## Key features

- Four Double Bedrooms With Two En-suites
- Single Garage And Parking For Two Vehicles
- Low-Maintenance Gardens
- No Chain
- EPC Rating: C

## Description

Welcome to this stunning property located on Canon Young Road in the charming area of Whitnash. This beautiful property boasts a perfect blend of modern amenities and classic charm.

As you step inside, you are greeted by a reception room that offers ample space for entertaining guests or relaxing with your family. With four double bedrooms, two en-suites, two WCs, and a family bathroom, there is plenty of room for everyone to enjoy their own space.

The open-plan kitchen and dining room is the heart of the home, providing a wonderful space for cooking delicious meals and creating lasting memories with your loved ones. Additionally, the property features a study, boot room, and a large living room

One of the highlights of this property is the immaculate condition it is presented in. From top to bottom, this property has been meticulously maintained, offering a ready to move in experience for new owners.

Situated on a corner plot, this home offers a sense of privacy and tranquillity. The low-maintenance rear garden is perfect for enjoying the outdoors without the hassle of extensive upkeep. There is a further courtyard to the other side of the property offering access to the garage leading from the boot room.

Furthermore, the property provides parking for up to two vehicles and a single garage with an electric door.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C



Kitchen/Dining Room

30'4" x 18'4"

Utility

8'0" x 5'5"

Downstairs WC

5'5" x 4'10"

Living Room

20'11" x 11'8"

Study

8'9" x 8'8"

Boot Room

9'5" x 6'0"

Bedroom Two

13'5" x 12'9"











Downstairs En-suite

11'7" x 8'5"

Master Bedroom

19'8" x 18'5"

Master Bedroom WC

7'1" x 3'7"

Bedroom Three

15'8" x 11'4"

En-Suite

7'4" x 4'11"

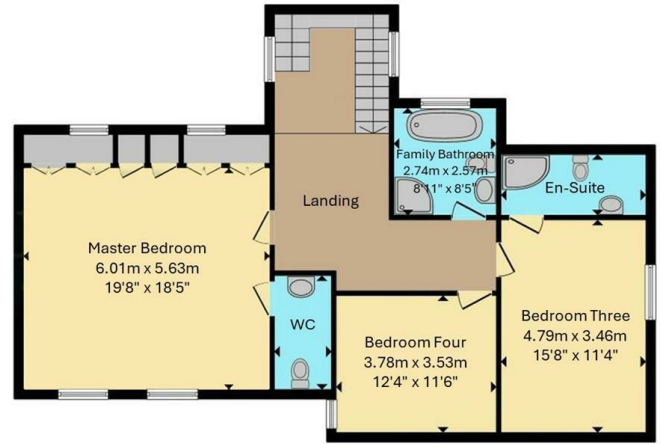
Bedroom Four

12'4" x 11'6"

Family Bathroom

8'11" x 8'5"

# Floor plans



**Total Floor Area Approx. 230 sq. metres (2,475.7 sq. feet)**



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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