



**Connells**

Withy Bank  
Leamington Spa





## Property Description

Four bedroom detached town house, situated in the popular location of Mill Pool Meadows, overlooking the nature reserve and positioned close to local amenities.

Briefly comprising a welcoming entrance hallway with doors leading to your lounge, kitchen and downstairs W/C. The first floor incorporates the master bedroom benefitting from an en-suite, as well as the dining/family room and utility room.

On the second floor there are a further three bedrooms and family bathroom.

Externally there is a generously sized rear garden, a driveway at the front of the property and a garage.

A perfect choice for a family and ideal for countryside walks. This property is being sold with NO CHAIN!

## Approach

Via a pathway leading from the driveway.

## Entrance Porch

With a door leading to;

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a storage cupboard, laminate flooring and doors to the downstairs cloakroom, lounge and kitchen.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, laminate flooring and a radiator.

## Lounge

18' 8" max x 9' 5" max ( 5.69m max x 2.87m max )

Generously sized, light and airy dual aspect lounge. Comprising a radiator, a double glazed window to front elevation and double glazed French doors leading to the rear garden.

## Kitchen

19' 2" max x 9' 7" max ( 5.84m max x 2.92m max )

Fitted with a range of white high gloss wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. There are integrated appliances to include; an electric oven, induction hob with cooker hood over, microwave, dishwasher, washing machine and fridge/freezer. Comprising an under stairs storage cupboard and a double glazed window to front elevation.

## First Floor Landing

The stairs lead from the hallway. Comprising an airing cupboard housing the central heating boiler and doors to the dining room, utility and master bedroom with stairs rising to the second floor.

## Utility Room

6' 5" max x 6' 1" max ( 1.96m max x 1.85m max )

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for a washing machine, linoleum flooring and a double glazed window to front elevation.

## Dining Room/family Room

18' 10" x 9' 6" max ( 5.74m x 2.90m max )

Having laminate flooring, a radiator, a double glazed window to rear elevation and a door leading to the Juliet balcony.

## Bedroom One

14' 10" max x 9' 8" max ( 4.52m max x 2.95m max )

The master bedroom benefits from two built-in wardrobes, two radiators, laminate flooring, a Juliet balcony to front elevation and a door to;

## En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, vinyl flooring, heated towel rail and a double glazed window to rear elevation.

## Second Floor Landing

Comprising loft access, a velux window, and doors to bedrooms two, three and four as well as the main family bathroom.

## Bedroom Two

18' 6" max x 8' 6" max ( 5.64m max x 2.59m max )

Generously sized double bedroom benefitting from built-in wardrobes, a radiator and a double glazed velux window to rear elevation.

## Bedroom Three

11' 4" max x 8' 1" max ( 3.45m max x 2.46m max )

Double bedroom comprising a radiator and a double glazed window to front elevation.

## Bedroom Four

10' 2" x 9' 7" ( 3.10m x 2.92m )

Double bedroom comprising a radiator and a double glazed velux window to side elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, a radiator, shaver point and a double glazed window to rear elevation.

## Rear Garden

Beautifully maintained and landscaped garden being mainly laid to artificial grass and fence enclosed. There is a patio/seating area, planted borders and gated side access.

## Parking

Driveway at the front of the property.

## Garage

We understand from our sellers the property has a semi-detached garage.

Connells have not carried out an internal inspection of the garage and advise potential buyers to make their own queries to satisfy themselves.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA312819](http://connells.co.uk/Property/SPA312819)**



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