



Connells

Greville Smith Avenue
Whitnash Leamington Spa



Property Description

A fantastic opportunity to acquire this three bedroom, detached dormer bungalow, situated in the popular residential area of Whitnash.

This beautifully presented home ideally sits within a cul-de-sac and good school catchment area. The property has been thoughtfully and lovingly extended and maintained by the current owner, offering spacious living accommodation throughout.

Briefly comprising; a welcoming entrance hallway, light and airy lounge giving access to the separate dining room, kitchen, great size open plan family/dining room, two bedrooms, bathroom and additional W/C.

On the first floor sits the generously sized master bedroom benefitting from walk-in wardrobe and ensuite shower room.

Externally this home benefits from a great size and stunning rear garden which is beautifully maintained and surrounded by mature shrubs and trees with open views to the rear. There is a driveway providing off road parking and a garage.

Ideal choice for a family and viewing is highly recommended!

Approach

Set back from the road behind the driveway.

Entrance Hallway

Welcoming entrance hallway comprising a radiator and a door leading to the inner hallway.

Inner Hallway

Spacious inner hallway comprising a radiator, tiled flooring, stairs rising to the first floor and doors to the lounge, bedrooms two and three, the kitchen,

bathroom and garage.

Lounge

15' 11" x 12' 11" (4.85m x 3.94m)

Good size, light and airy lounge comprising a feature fire place, a radiator, solid wood flooring, a double glazed window to front elevation and an archway leading to the dining room.

Dining Room

10' 11" x 8' 1" (3.33m x 2.46m)

Comprising a radiator, solid wood flooring and a double glazed window to front elevation.

Kitchen

12' 11" x 10' 9" (3.94m x 3.28m)

Fitted with a range of white wall and base units with complimentary granite work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl, stainless steel sink and drainer unit. There is an eye-level double electric oven, built-in microwave oven, five ring gas hob with cooker hood over, integrated dishwasher and integrated fridge/freezer. Comprising a breakfast bar with storage space, under counter lighting, tiled flooring, a double glazed window to rear elevation and a door leading to;

Open plan Family/Dining Room

19' 3" max x 20' 3" (5.87m max x 6.17m)

Generously sized, light and airy open plan family/dining room, benefitting from a vaulted ceiling with exposed beams. Comprising a log burning stove, television point, ceiling spotlights and fitted wall lights, tiled flooring, two double glazed windows to side elevation, two double glazed French doors leading to the rear garden and

sliding doors leading to;

Bedroom Two

13' 1" x 8' 10" to wardrobes (3.99m x 2.69m to wardrobes)

Good size double bedroom benefitting from built-in wardrobes with mirrored doors, a radiator and laminate flooring.

Bedroom Three

9' 11" x 7' 9" (3.02m x 2.36m)

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

Bathroom

Immaculate bathroom, fitted with a white four piece suite, comprising a wash hand basin with vanity unit, freestanding bath, walk-in shower, low level W/C, fully tiled walls, tiled flooring, ceiling spotlights, towel rail and a double glazed window to side elevation.

Additional W/C

Access via garage, fitted with a wash hand basin, low level W/C, tiling to the splash back areas and a double glazed window to rear elevation.

First Floor

The stairs lead from the inner hallway, leading to;

Master Bedroom

19' 10" max RHH x 24' 2" max (6.05m max RHH x 7.37m max)

Great size master bedroom comprising built-in drawers and cupboard providing ample storage, solid wood flooring, skylights to front, side and rear elevations, a door leading to the walk-in wardrobe and a door leading to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, solid wood flooring, a shaver point, partly tiled walls, a radiator and a skylight to side elevation.

Outside

Rear Garden

Stunning private and beautifully landscaped two tier rear garden, being mainly laid to patio with steps leading down to the lawn area which is laid to artificial grass. The garden is fully fence enclosed.

Parking

Driveway providing off road parking.

Garage

19' 7" x 16' 1" max (5.97m x 4.90m max)

Having power, light and an electric remote controlled roller door. Housing the central heating boiler and having space for a washing machine and tumble dryer. There is a double glazed window to rear elevation, double doors leading to the rear garden and a door to the additional W/C

Outbuilding

Having power and light.

Agent's Note

We have been advised by our vendor that the property has been extended Connells have not seen the relevant documents for the planning permission and building regulations relating to the extension. We advise potential buyers should make further enquiries and satisfy themselves in regards to the suitable use to the area of conversion.









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: D

Tenure: Freehold

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