



Connells

Moorhill Road
Whitnash Leamington Spa

Moorhill Road Whitnash Leamington Spa CV31 2LG

for sale
£425,000



Property Description

Located in the sought after area of Whitnash sits this stunning four bedroom semi-detached home which has been thoughtfully extended. This modern family home offers spacious accommodation throughout beginning with the welcoming entrance hall, lounge, open plan kitchen dining room, separate utility/playroom and downstairs W/c.

To the first floor there are three double bedrooms, in addition to a forth single bedroom as well as the modern family bathroom. Externally the property benefits from a private driveway, garage and great size rear garden.

Approach

The property is set back from the road behind the driveway providing off road parking for two cars.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator and doors to the lounge and kitchen dining room.

Lounge

12' 1" plus bay x 10' 11" max into alcove (3.68m plus bay x 3.33m max into alcove)

Spacious, light and airy lounge having a feature fire place, a radiator and a double glazed bay window to front elevation.

Kitchen/Diner

13' 11" x 17' 5" (4.24m x 5.31m)

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel, one and a half bowl, sink and drainer unit. Integrated appliances include; an eye-level double electric oven, 5 ring gas hob with cooker hood over, a washing machine and a dishwasher, with space for a fridge/freezer. Comprising a radiator, a double glazed window to rear elevation and a door to the utility/playroom.

Utility/ Playroom

19' 1" x 5' 4" (5.82m x 1.63m)

Having a radiator, a skylight to rear and doors to the downstairs W/C, garage and the garden.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway. Providing access to the fully boarded loft, a skylight and doors to all bedrooms and the family bathroom.

Bedroom One

10' 6" max x 14' (3.20m max x 4.27m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Two

14' 2" into bay x 10' 6" Max (4.32m into bay x 3.20m Max)

Double bay-fronted bedroom comprising a radiator in addition to a window seat providing storage space.

Bedroom Three

9' 1" max x 14' 1" (2.77m max x 4.29m)

Double bedroom having a radiator and two double glazed windows to front elevation.

Bedroom Four

8' 9" x 6' 7" (2.67m x 2.01m)

Comprising a radiator and a double glazed window to rear elevation.

Bathroom

Modern four piece suite, fitted with a wash hand basin, bath with free standing shower head and tap, corner shower and a low level W/C. Having partly tiled walls, ceiling spotlights, a fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Private and beautifully maintained garden being mainly laid to lawn and fence enclosed. Having a patio area.

Driveway

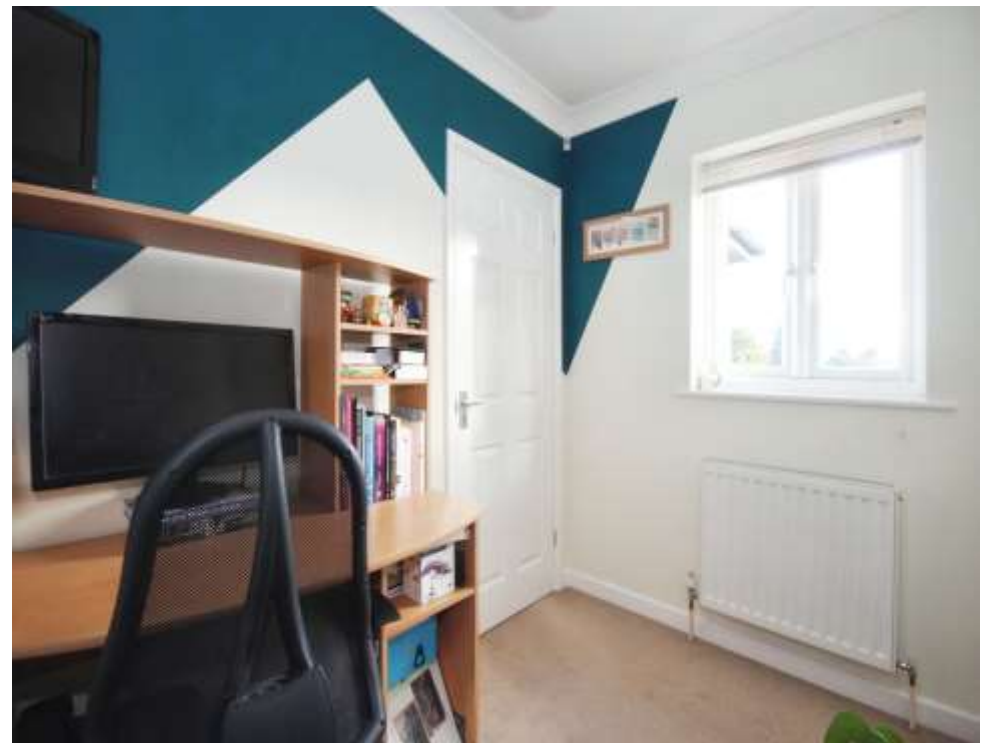
Providing off road parking for two/three cars.

Garage

16' 6" x 7' 4" (5.03m x 2.24m)

Having power, light and double doors.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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