



Connells

Acre Close
Whitnash Leamington Spa

Acre Close Whitnash Leamington Spa CV31 2ND

for sale
Offers Over
£450,000



Property Description

Occupying a highly sought after and convenient location in the ever so popular area of Whitnash, this attractive semi-detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained and thoughtfully extended in 2019 and renovated in 2024 by the current owners, this modern property boasts spacious accommodation throughout, beginning with a welcoming entrance hall, lounge, breakfast kitchen, open plan living dining room, study, downstairs shower room and potential forth bedroom.

To the first floor there are three bedrooms, the master boasting an en-suite shower room, whilst there is also a modern family bathroom.

Externally the property is approached via a private driveway providing off road parking for two cars, whilst to the rear is an excellent size private rear garden with lawned garden, gravelled area and patio area. The property is set with close vicinity to local amenities as well as within a good school catchment.

Approach

Via driveway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. With access to bedroom four, the lounge and kitchen.

Lounge

14' 3" max x 11' (4.34m max x 3.35m)

Light and airy lounge with sliding doors

leading to the study and an archway to the dining room.

Study

11' x 9' 7" max (3.35m x 2.92m max)

Comprising a built-in platform to fit a bed and a triple glazed window to front elevation.

Dining Room

9' 7" max x 21' 11" (2.92m max x 6.68m)

Light and airy having two skylights, a heated towel rail, triple glazed windows to rear elevation, French doors leading to the garden and an archway leading to the kitchen.

Breakfast Kitchen

10' 11" max x 16' (3.33m max x 4.88m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink. There is an integrated, eye-level electric oven, integrated microwave and a gas hob with cookerhood over, with space for a fridge/freezer. Comprising a breakfast bar, a serving hatch to the dining room and a door to the downstairs shower/utility.

Downstairs Shower Room/Utility

Fitted with a wash hand basin, walk-in shower and low level W/C. Providing space for a washing machine and comprising a heated towel rail and a triple glazed window to side elevation.

Bedroom Four

10' 8" to wardrobes x 7' 3" (3.25m to

wardrobes x 2.21m)

Comprising a triple glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway. Comprising a radiator, a triple glazed window to side elevation, with doors to bedrooms one, two and three as well as the shower room.

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

Double bedroom having a radiator, a triple glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls and a triple glazed window to rear elevation.

Bedroom Two

12' 9" x 11' 1" max (3.89m x 3.38m max)

Double bedroom having a radiator and a triple glazed window to front elevation.

Bedroom Three

7' 3" x 9' (2.21m x 2.74m)

Comprising a radiator and a triple glazed window to front elevation.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having partly tiled walls and a triple glazed window to side

elevation.

Outside

Rear Garden

Generous size and beautifully maintained rear garden. Being private and landscaped comprising, lawned area, patio area and gravel area.

Parking

Driveway to front providing off road parking for two cars.

Agent's Note

Connells advise this property has been extended and details pertaining to the relevant planning permissions are available on the WDC website.









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

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Tenure: Freehold



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