



Connells

St. Catherines Crescent
Whitnash Leamington Spa

St. Catherines Crescent Whitnash Leamington Spa CV31 2LA

for sale
£400,000



Property Description

Occupying a highly sought after and convenient location in the ever popular area of Whitnash, this attractive semi-detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained and thoughtfully improved by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, a spacious lounge, kitchen leading into the utility and extended dining/living area. To the first floor there are three bedrooms and the extended and immaculate family bathroom.

Externally the property is approached via a private driveway providing off road parking for three cars, whilst to the rear is an attractive private landscaped rear garden as well as a studio/office and gym.

Approach

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

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, radiator and an understairs storage cupboard. With doors to the lounge and kitchen

Lounge

13' 10" x 11' 11" max (4.22m x 3.63m max)

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

Dining Room

19' 3" x 9' 8" (5.87m x 2.95m)

Extended dining room comprising a television point, a radiator, skylight and window to rear elevation.

Kitchen

10' 6" x 7' 9" (3.20m x 2.36m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over with space for a dishwasher and space for an under counter fridge/freezer. With a double glazed window to side elevation and access to;

Utility

4' 11" x 7' 8" (1.50m x 2.34m)

Fitted with wall units with work surfaces over. Providing space for a washing machine and a fridge/freezer whilst housing the central heating boiler which was fitted in 2023. Comprising a radiator and a door to the garden.

First Floor

Landing

The stairs lead from the hallway, with doors to all bedrooms and the family bathroom.

Bedroom One

14' 6" x 9' 11" max (4.42m x 3.02m max)

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

Bedroom Two

10' 11" x 11' 5" (3.33m x 3.48m)

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

Bedroom Three

8' 7" x 8' (2.62m x 2.44m)

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

Bathroom

Extended bathroom comprising a modern four piece suite fitted with a wash hand basin and vanity unit, double ended bath, separate shower cubicle and a low level W/C. Having a partly tiled walls and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully landscaped garden being mainly laid to lawn and fence enclosed. Comprising a patio area and a pathway to the studio & gym.

Studio/Office

6' x 14' 7" (1.83m x 4.45m)

Access via the garden.

Gym

12' 2" x 6' 1" (3.71m x 1.85m)

Access via the garden with a double glazed window to side elevation.

Parking

Driveway to the front providing off road parking for three cars.









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: Awaited
 Council Tax Band: C

Tenure: Freehold

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