



**Connells**

Coxs Orchard  
Whitnash Leamington Spa

# Coxs Orchard Whitnash Leamington Spa CV31 2TJ

for sale offers over  
**£325,000**



## Property Description

Located with a quiet cul-de-sac within a popular development in Whitnash this property sits in the ideal position overlooking the green area. Having been lovingly maintained and thoughtfully improved by the current owners the property would make an ideal first time purchase!

Offering modern accommodation throughout beginning with a welcoming entrance hallway, spacious lounge, modern dining kitchen and conservatory.

To the first floor there are two bedrooms and the family bathroom.

Outside the property benefits from a driveway, single garage and private landscaped rear garden.

## Approach

Via front garden and driveway with a pathway leading to the front door.

## Entrance Hallway

Having stairs rising to the first floor and a door leading to the lounge.

## Lounge

13' 7" x 11' 2" ( 4.14m x 3.40m )

Spacious light and airy lounge comprising a feature fireplace, a built-in understairs storage cupboard, a double glazed window to front elevation and a door to the kitchen/diner.

## Kitchen/Diner

9' 2" x 14' 5" ( 2.79m x 4.39m )

Modern kitchen 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. Integrated appliances include; an double electric oven, gas hob with cooker hood over, a microwave and a fridge/freezer, with space for a washing machine. Housing the central heating boiler and comprising a radiator, a double glazed window to rear elevation and Bi-fold doors to the conservatory.

## Conservatory

UPVC construction, having ceiling spotlights and French doors leading to the garden.



## First Floor Landing

The stairs lead from the hallway. There is a built-in airing cupboard and access to the loft which is partly boarded. With doors to both bedrooms and the shower room.

## Bedroom One

9' 4" x 12' 4" to wardrobes ( 2.84m x 3.76m to wardrobes )

Double bedroom having fitted wardrobes, a cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

## Bedroom Two

11' 3" x 8' 1" ( 3.43m x 2.46m )

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

## Shower Room

Three piece suite fitted with a wash hand basin and vanity unit, a double shower with rainfall shower and a low level W/C. Having fully tiled walls, a radiator and a double glazed window to rear elevation.

## Outside

### Rear Garden

Charming and beautifully maintained, landscaped garden, being mainly laid to lawn and fence enclosed. Having planted borders, a feature pond and a door into the garage.

## Driveway

## Garage

17' 3" x 8' 2" ( 5.26m x 2.49m )

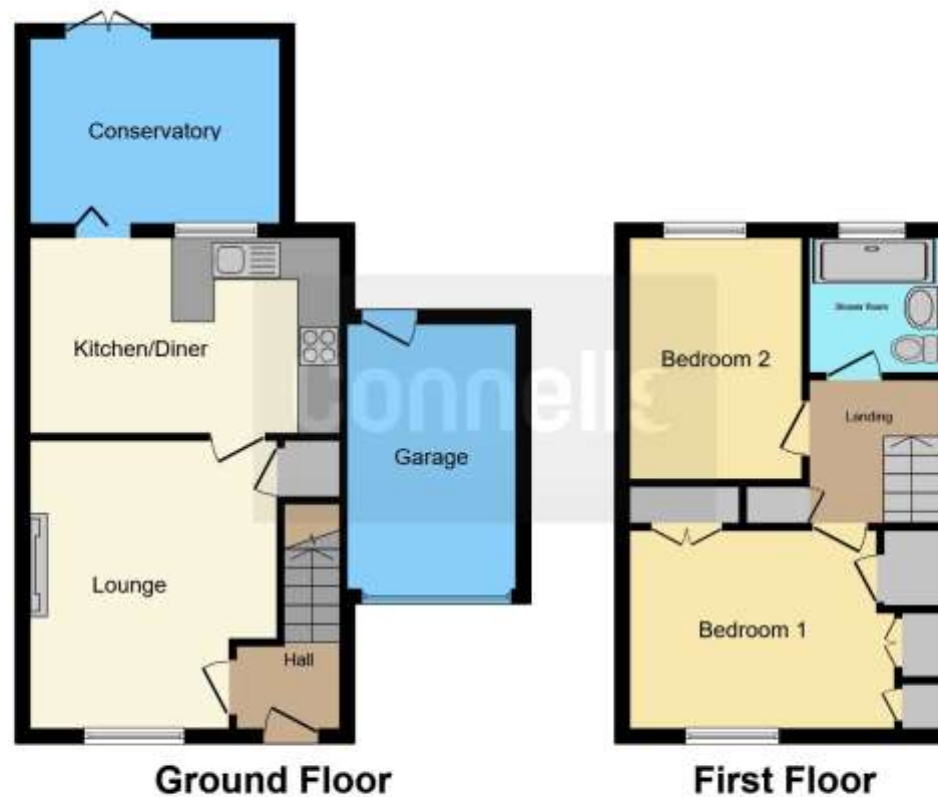
Having power, light and an electric roller door. With a double glazed door to the garden,











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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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