



Connells

Morse Road
Whitnash LEAMINGTON SPA

Morse Road Whitnash LEAMINGTON SPA CV31 2LH

for sale offers over
£350,000



Property Description

This well-presented three bedroom semi-detached home is ideally located in the sought-after area of Whitnash, offering generous living space and a practical layout perfect for families.

The property is approached via a block-paved driveway and opens into a welcoming entrance hallway with useful storage. From here, you are led into a bright and spacious living/dining room, complete with doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

The kitchen is well-proportioned and benefits from an adjoining utility area with access to the garden, alongside a convenient downstairs shower room.

Upstairs, the first floor hosts three good-sized bedrooms and a modern family bathroom.

Externally, the property boasts a low-maintenance rear garden, laid mainly to lawn with a paved patio area ideal for entertaining. A detached garage provides excellent storage space, with gated side access leading to the front of the property.

This property offers a fantastic opportunity for families looking for a spacious home with potential to extend (STPP), in a desirable location close to local schools, amenities, and transport links.

Approach

Via a block paved driveway providing off street parking for several cars with a door leading to the entrance hall way and providing access to the rear garden.

Entrance Hallway

Welcoming entrance hallway with stairs rising to first floor, a built-in storage cupboard and a radiator. With doors to the living room and kitchen.

Lounge/Diner

26' 4" max x 10' 9" max (8.03m max x 3.28m max)

Generously sized, light and airy lounge/diner consisting of; a gas feature fire place, two radiators, a double glazed window to front elevation and French doors which open out into the garden.

Kitchen/Utility

19' 5" x 7' 5" (5.92m x 2.26m)

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated dishwasher, whilst providing space for white goods. Housing the wall-mounted central heating boiler and having a radiator, laminate flooring and doors to the downstairs shower room and to side elevation.

Downstairs Shower Room

Three piece suite fitted with a wash hand basin, a shower cubicle, a low level W/C and a radiator.

First Floor

Landing

The stairs rise from the hallway. There is access to the boarded loft and doors to all bedrooms and the family bathroom.

Bedroom One

15' 10" x 10' 9" (4.83m x 3.28m)

Double bedroom benefitting from fitted wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)

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

Bedroom Three

7' 2" min x 5' 8" max (2.18m min x 1.73m max)

Having a built-in storage cupboard, a radiator and a double glazed window to front elevation.

Bathroom

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

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Having a patio area and gated side access.

Parking

Driveway providing off road parking for several cars.

Sellers' Comments

Living in this property has truly been a joy - it's a lovely balance of comfort and convenience. What first drew us in was the welcoming feel of the place, its bright and airy rooms instantly felt like home. The location has been another huge plus, with everything we've needed close by, yet still offering peace and privacy. The neighbours are kind and friendly, which has made living here a great joy.









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: D Council Tax
 Band: D

Tenure: Freehold

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