



Connells

Crutchley Way
Whitnash Leamington Spa

Crutchley Way Whitnash Leamington Spa CV31 2RL

for sale offers in excess of
£290,000



Property Description

This spacious property enjoys a fantastic layout with a bright and airy open-plan living area, perfect for modern living. The lounge and dining space flow seamlessly into the kitchen, creating a sociable hub ideal for both day-to-day family life and entertaining guests.

The bungalow offers three well-proportioned bedrooms, with two featuring fitted wardrobes to provide excellent storage solutions. The third bedroom offers versatility, making it ideal as a guest room, home office, or hobby space. A modern family bathroom completes the internal layout.

Externally, the property is positioned on a generous corner plot. To the rear, there is a low-maintenance garden with Astro turf, providing a practical and enjoyable outdoor space, with a door leading directly into the garage. To the front and side, there are lawns laid to grass, giving the property a pleasant and open aspect. A driveway to the rear offers convenient off-road parking in addition to the garage.

Situated in a convenient location close to local amenities, schools, and transport links, this bungalow is ready to move into and is being sold with the benefit of no onward chain, providing a straightforward and hassle-free purchase.

Approach

Located on a corner plot having a lawned garden which wraps around the property, the garage and driveway is located at the rear of

the property and the front door leading into the entrance hallway

Entrance Hallway

With a radiator and doors to the study, the shower room and the open plan lounge/kitchen/diner.

Shower Room

Three piece suite fitted with a wash hand basin, a shower cubicle with electric shower and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Open Plan Lounge/Kitchen/Diner

12' 6" min x 19' 2" max (3.81m min x 5.84m max)

Lounge Area

Carpeted with a vertical radiator and doors to both bedrooms.

Kitchen/Dining Area

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit, Consisting of an integrated electric oven and gas hob with cooker hood over, whilst providing space for white goods. With a double glazed window and door to side elevation.

Bedroom One

12' 6" x 9' 2" (3.81m x 2.79m)

Double bedroom having built in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m)

Double bedroom having built in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Three

7' 4" x 9' (2.24m x 2.74m)

Having a double glazed window to front elevation.

Outside

Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed with a pebbled area.

Parking

Having a driveway to the rear in front of the garden having parking for one car.

Garage

Garage to the rear with an up and over door and a door leading into the garden. Connells advise an internal inspection of garage is yet to be carried out.









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

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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Property Ref: SPA309802 - 0004