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2a, Halls Close, Whitnash, Leamington Spa



A contemporary three bedroomed detached modern property offering attractive semi open plan living, conveniently sited within Whitnash and with easy access to town and the regions beyond.

Briefly Comprising;

Entrance porch leading to hallway, superb open plan living/dining/kitchen with doors to the garden, wood burner, kitchen with integrated appliances, separate utility room, ground floor cloakroom, study and bedroom three/second reception with patio doors to garden and en-suite shower room. Spacious first floor vaulted landing and two large double bedrooms, family bathroom. Gas fired central heating with under floor heating to the ground floor and radiators to

the first floor, double glazing, gas radiator heating. Brick block paved driveway, patio and lawned rear garden. Remainder of 10 year LABC Warranty and CAT6 wiring provision.

2a Halls Close

Was built approximately six years ago and forms one of a pair unique detached homes. This property successfully blends contemporary architect designed living with comfortable family accommodation, offering interesting architectural features throughout including such things as corner windows, vaulted ceilings, open plan living and is appointed to a good quality throughout. The agents recommend viewing to appreciate the property on offer and the flexibility of accommodation. The property may also appeal to people



looking for potential bedroom space on the ground floor with its own en-suite and potential easy access for those with disability.

The Property

Is approached via a part double glazed entrance door giving access to...

Entrance Porch

With obscure double glazed windows to side, giving access to...

Entrance Hallway

With dog-leg staircase rising to first floor landing, useful understairs store cupboard, LVT wood look flooring, oak





panelled doors to study and bedroom three/second reception, broad square opening to semi open plan living/dining/kitchen.

Living/Dining/Kitchen

17'3" in living/kitchen area reducing to 9'4" in dining x 33'1" (5.26m in living/kitchen area reducing to 2.84m in dining x 10.08m)

Living Area

With two full height windows overlooking the garden and a pair of doors leading out to... Exposed brickwork to fireplace with onset wood burner and slate tiled floor, downlighter points to ceiling and LVT wood look flooring which extends through the remainder of the open plan space.

Kitchen Area

Comprehensively fitted with a range of white high gloss handleless fronted drawer units with solid Quartz stone working surface and matching upstands over, underslung sink unit with drainer grooves and mixer tap, inset four point Neff hob with in-built filter hood to ceiling over, double Neff oven and combination microwave oven, concealed refrigerator and concealed freezer, concealed dishwasher, obscure double glazed timber framed window to side elevation, continuation of downlighter points, breakfast bar to central island.

Dining Area

With timber framed corner windows.



Utility

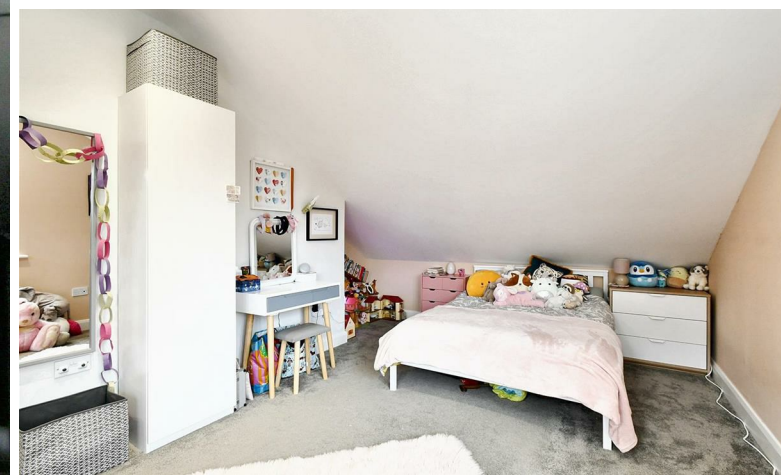
With matching base and wall units and working surface with upstands, sink drainer unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, door to cupboard housing Intergas boiler, timber framed double glazed window to side elevation, continuation of LVT wood look flooring, door to...

Bedroom Three/Second Reception

11'6" x 10'8" (3.51m x 3.25m)

With feature angled semi vaulted ceiling lines measuring 10' (3m) at the highest point and downlighter points to ceiling, timber framed double glazed French door leading to garden, individually thermostatically controlled.





En-Suite Shower Room

Fitted with a corner shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, low level WC, wash hand basin with mono-mixer set into vanity cupboard, double glazed ?? window to front elevation, downlighter points to ceiling, continuation of LVT wood look flooring and extractor.

Study

5'4" x 5'6" (1.63m x 1.68m)

With timber framed double glazed window to front elevation.

Landing

With double glazed timber framed window to rear elevation, feature semi angled ceiling line, timber and glazed

balustrades, downlighter points to ceiling, oak doors to all first floor accommodation and additional door to useful eaves storage cupboard with hot water cylinder.

Bedroom One (Rear)

15'3" x 15'1" (4.65m x 4.60m)

With feature semi angled ceiling lines with downlighter points to ceiling, radiator, corner full height timber framed double glazed windows, further door to storage recess cupboard.

Bedroom Two (Front)

15'6" max x 12'10" max (4.72m max x 3.91m max)

With feature angled ceiling lines restricting head height in part, timber framed double glazed corner windows, downlighter points to ceiling, radiator.

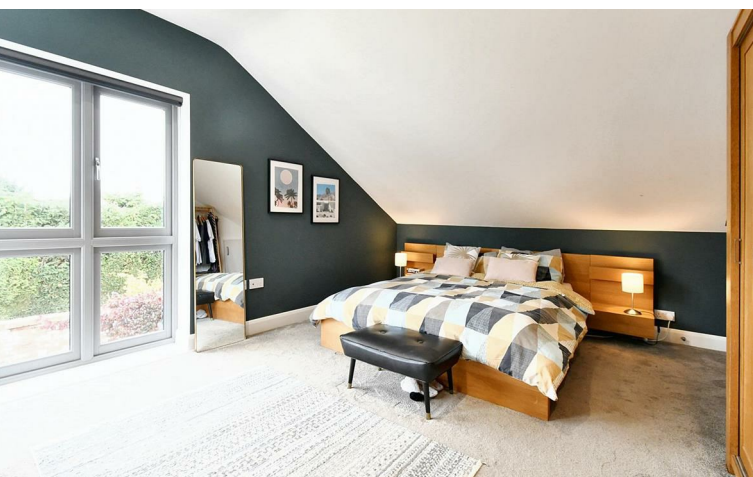
Family Bathroom

Fitted with an attractive contemporary suite to comprise; double ended bath with central filler, low level WC, wide wash hand basin with mono-mixer set into vanity cupboard, corner shower cubicle with fixed rainwater style shower head, additional hand held shower attachment, chrome radiator, towel rail, downlighter points to ceiling, light tube to ceiling providing some natural light, tiled skirting.

Ground Floor WC

With wash hand basin set into vanity cupboard with mono-mixer, obscure timber framed double glazed window to side elevation, downlighter points to ceiling, extractor, continuation of flooring.





Outside

An attractive rear garden which is principally laid to lawn and paved patio pathway areas providing entertaining and sitting space, also an additional gravelled area surrounded in the main by a combination of fencing and brick walling, outside power point, timber store shed and plastic further store shed. Gates access to the front drive.

Outside (Front)

To the front of the property is a brick block paved driveway providing off road parking and path leading to the front of the house.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

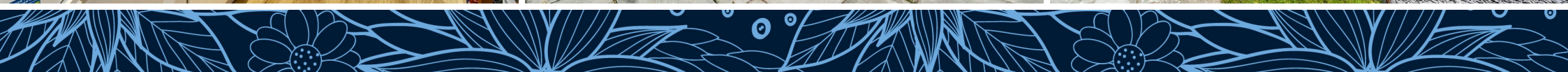
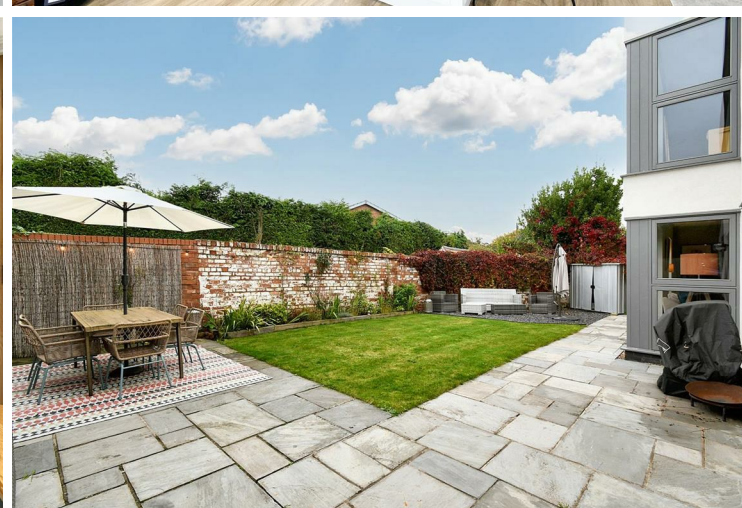
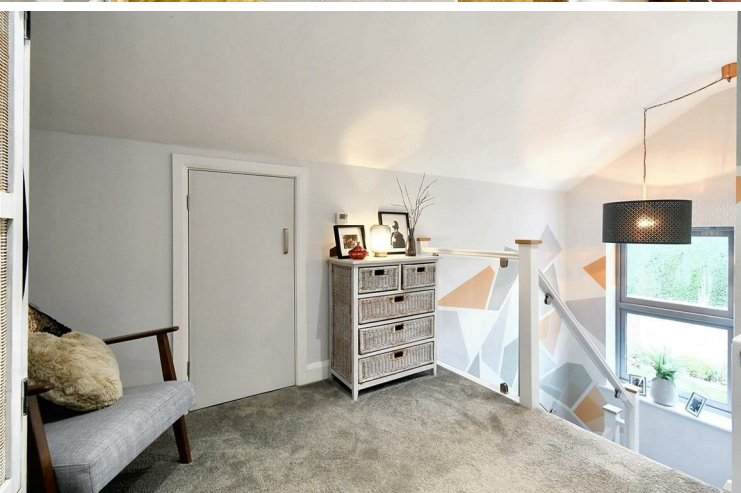
Council Tax

Council Tax Band E.

Location

CV31 2HS







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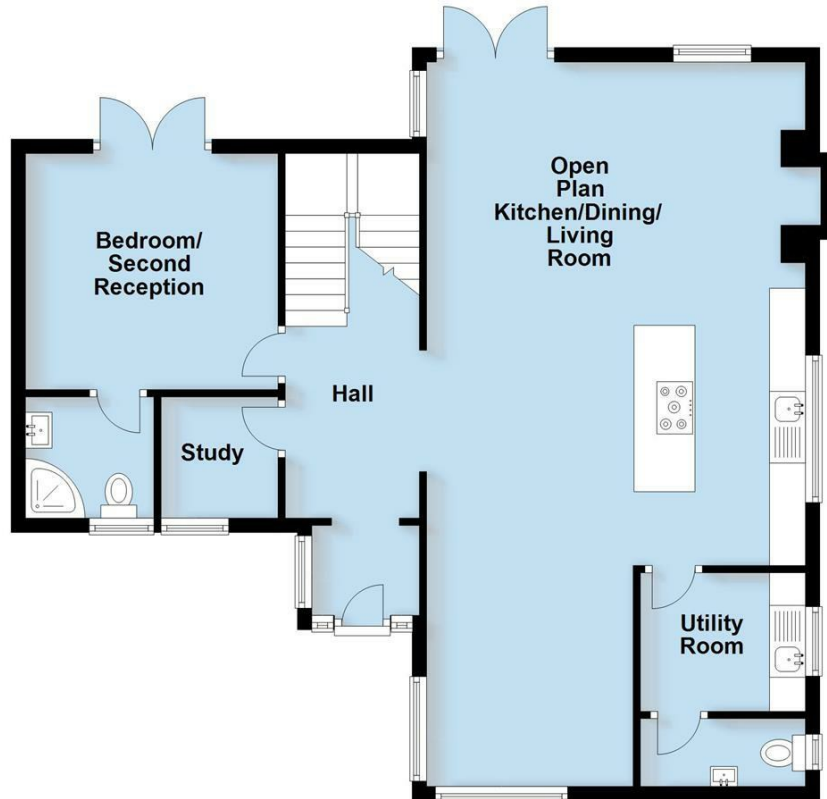
01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

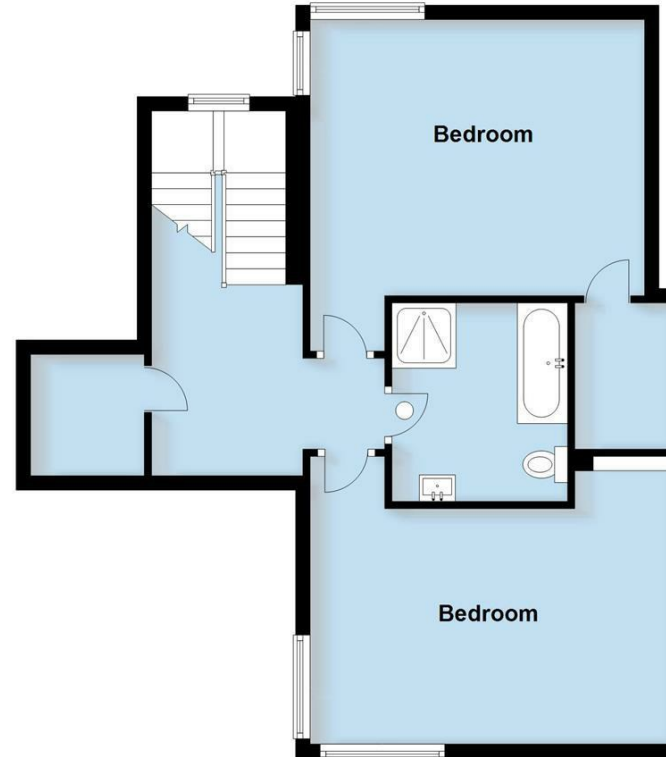
Ground Floor

Approx. 84.0 sq. metres (904.4 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.0 sq. feet)



Total area: approx. 147.5 sq. metres (1587.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact