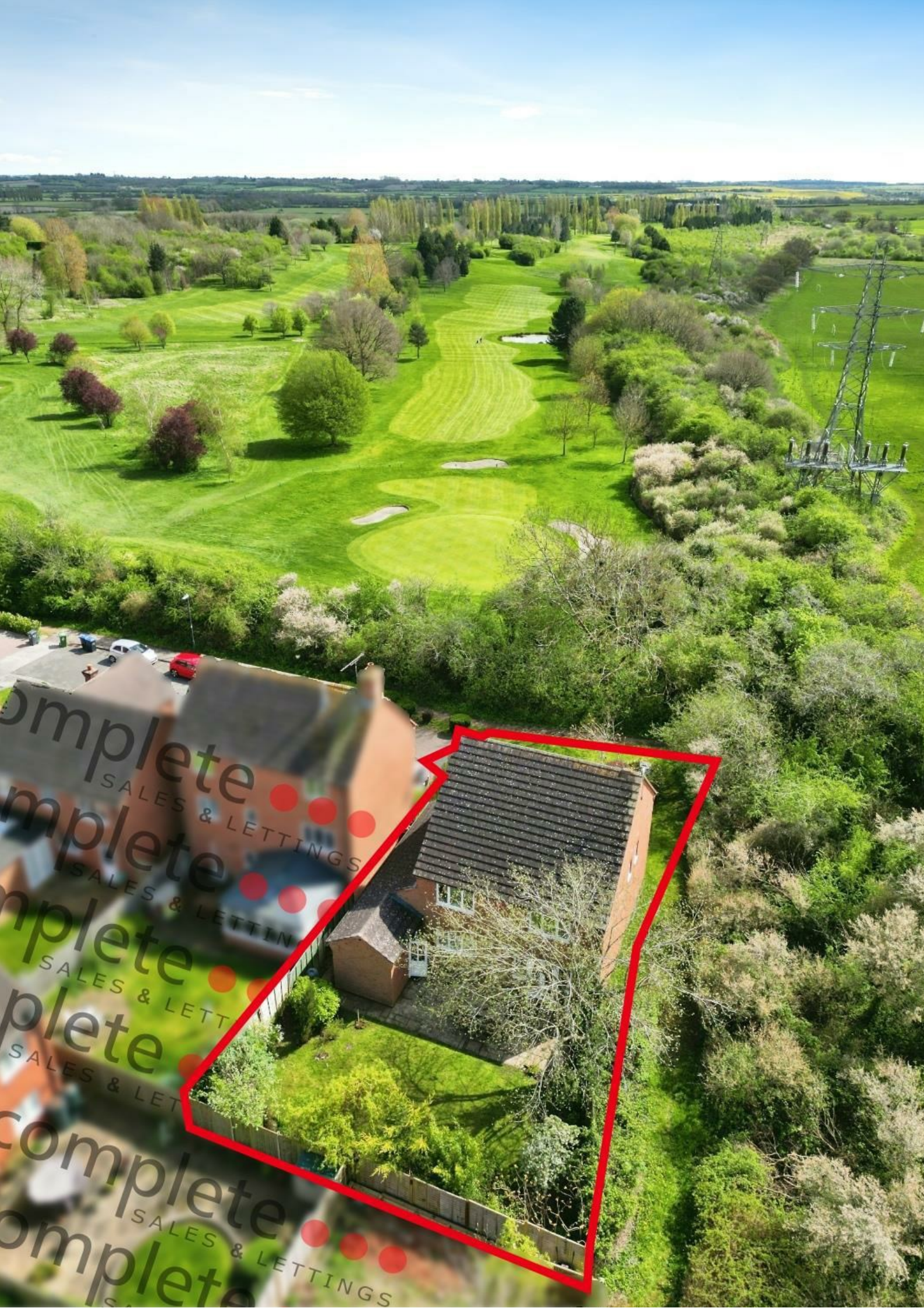




ANDERSON DRIVE, WHITNASH

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Nestled at the base of a charming green cul-de-sac overlooking the picturesque Leamington golf course, this spacious detached family home offers an idyllic lifestyle. Crafted by Crest Nicholson Builders in 2001, this property is situated in the highly sought-after area of Whitnash. The home features an inviting entrance hall, guest WC, dining room, study, breakfast kitchen, and a generously sized lounge, providing ample space for family gatherings and entertaining. Upstairs are four double bedrooms, two en-suites, and a family bathroom. Additional highlights include parking for 4-5 cars, gardens to both the front & rear and a tandem garage accommodating two cars. Presented with no onward chain, this residence promises a seamless transition into your dream home.

Its in the details...

Entrance Hall

The entrance door leads into the spacious hallway, which has a staircase leading to the first floor and under stairs storage cupboard. There are doors to the dining, study, WC, living room and breakfast kitchen. Two ceiling light points, radiator and coving.

Guest WC

Fitted with a toilet and a pedestal hand wash basin with chrome taps. There's a radiator, tiled splash-back, down-lights and extractor.

Study

Currently used as a treatment room with coving, radiator and a uPVC double glazed window.

Dining Room

Radiator, clothing and a uPVC double glazed window looking to the green front elevation.

Living Room

A spacious living room which has an essential gas fireplace with painted timber surround and marble hearth. UPVC double glazed French doors with matching side windows to the rear garden. There are two ceiling light points, two radiators and coving.

Breakfast Kitchen

Fitted with timber effect kitchen, with mottled worktops which include one & half bowl stainless steel sink with flexible mixer tap, fitted oven, four ring gas hob, fitted fridge freezer, tiled splash-back, a uPVC double glazed window to the garden. There's tiled flooring, a radiator, spotlights, and a door to the utility.

Utility

Continuation of a tiled flooring, timber effect cupboards, with mottled worktop which includes a single bowl stainless steel sink with drainer and taps. Space and plumbing for a washing machine, space and plumbing for a dishwasher. Tiled splash-back, radiator, extractor and door to the tandem garage.

Landing

Carpeted landing which has a cupboard with a hot water tank. There is a loft hatch, coving and doors leading to the four bedrooms and family bathroom.

Bedroom One

A spacious suite with two double fitted wardrobes, a radiator, a uPVC double glazed window overlooking the garden and a door to the en-suite.

En-Suite

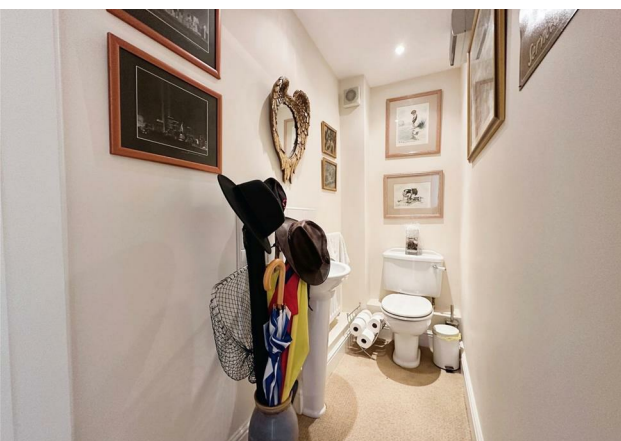
A double-width shower enclosure, with a bi-fold shower screen, mains thermostatic shower, pedestal hand wash basin, toilet, radiator, electric shaver point, extractor, down-lights, tiled splash-back and a uPVC double glazed window.

Bedroom Two

A double bedroom with three fitted wardrobes, a radiator, a uPVC double window overlooking the front elevation and a door through to the en-suite.

En-Suite

Shower with a bi-fold shower screen, mains thermostatic shower, pedestal hand wash basin, toilet, radiator, electric shaver point, extractor, down-lights, tiled splash-back and a uPVC double glazed window.





Bedroom Three

A double bedroom with a radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom Four

A double bedroom with a radiator and a uPVC double glazed window overlooking the front garden.

Family Bathroom

With a white suite comprising; a bath with a Victorian style mixer tap with handheld attachment, a toilet, a pedestal hand wash basin, down-lights, a radiator, an electric shaver point, an extractor and a tiled splash-back.

Rear Garden

There's a large area of slab patio, retained bedding areas, an oval lawn with bedding borders full of plants, small bushes and flowers. There's gated access to the front.

Tandem Garage

A brick-built tandem garage which has power, lighting, up and over garage door, a pedestrian door through to the utility and a glazed door to the garden. Plenty of eaves storage.

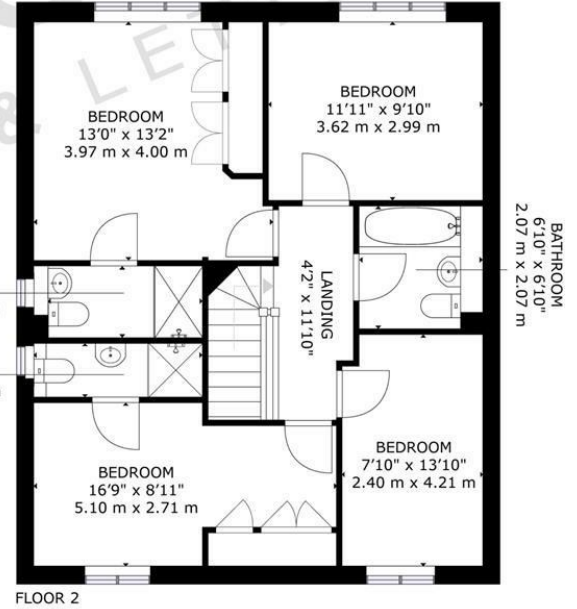
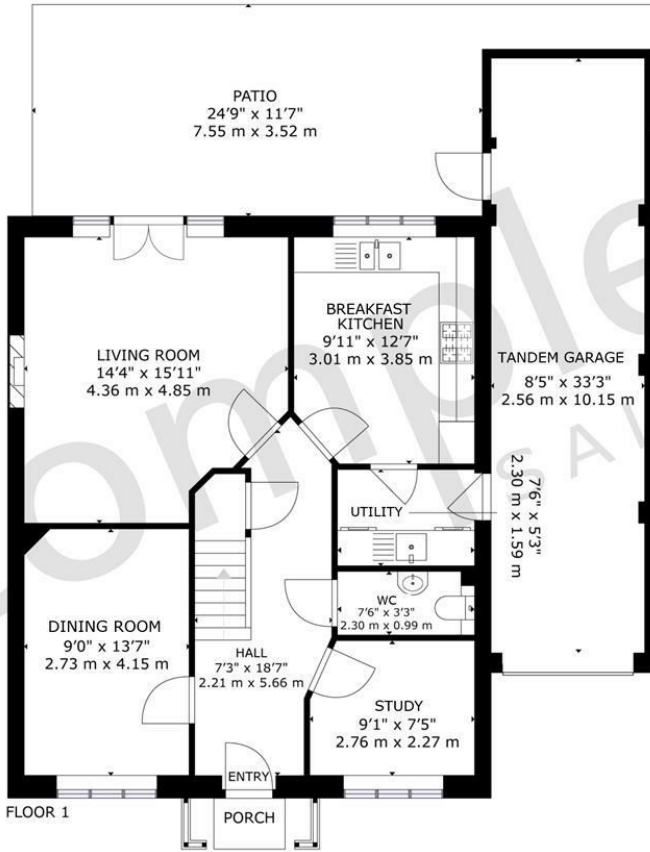
Off Road Parking

Off-road parking for 4 to 5 cars

Front Garden

There is a lawn, planting areas of bushes and small trees. There is a path to the front door under a brick & timber-built porch with a tiled roof. A timber gate to the passageway to the garden.





GROSS INTERNAL AREA
FLOOR 1: 743 sq.ft, 69 m², FLOOR 2: 743 sq.ft, 69 m²
EXCLUDED AREAS: PATIO: 334 sq.ft, 31 m²
TOTAL: 1486 sq.ft, 138 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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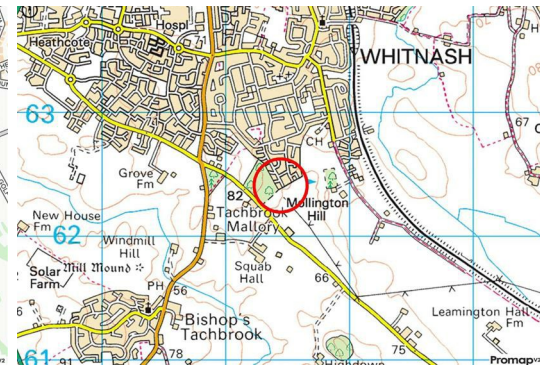
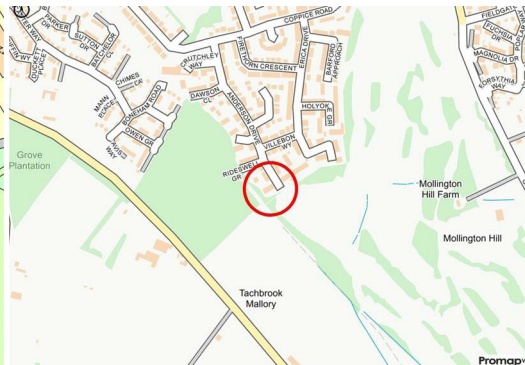


Location

Located on a sought-after residential development in Whitnash which is a southern suburb of Leamington Spa close to Warwick Gates, Anderson Drive is a cul-de-sac facing the Leamington & County Golf Course and surrounding countryside. Well positioned for access to M40, Whitnash has a variety of social clubs, pubs, shops, parks and great local School catchments such as Briar Hill, St Josephs and Myton School. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.

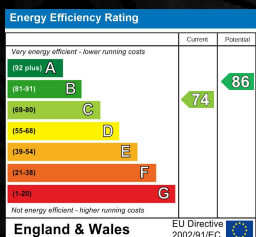


- Built By Crest Nicholson 2001
- Four Double Bedrooms
- Kitchen Breakfast & Living Room
- Guest WC & Utility
- Tandem (Double) Garage
- Spacious Detached
- Facing The Leamington Golf Course
- Two Further Reception Rooms
- Three Bathrooms
- Peaceful Corner Plot



ANDERSON DRIVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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