



MEDLEY GROVE, WHITNASH

complete ●●●  
SALES & LETTINGS





A fantastic detached home built by David Wilson in 1999, on an exclusive cul-de-sac in Whitnash. The fabulous home has been refurbished recently to a very high-end modern finish. The showhome family home comprises 1360 Sqft and comprises; an entrance hall, living room, guest WC, stylish opened re-fitted kitchen diner fully fitted, utility, four double bedrooms, a family re-fitted bathroom, re-fitted and an enlarged re-fitted en-suite. The property is approached via an attractive new-block paved driveway which has two off-street car parking spaces side-by-side and a garage that has been plastered, fitted with tough rubber flooring and electric roller door. At the rear, there is a generously proportioned westerly-facing garden. No Chain.



Its in the details...

#### Entrance Hall

Modern composite entrance door with two leaded windows lead into the large central hallway with LVT tiled style flooring, there was a radiator, down lighting, decorated in white with new glazed doors through to the kitchen Dynam at the rear. A carpeted staircase leads into the first-floor door to an integral garage and a painted door to the living room.

#### Living Room

A very spacious bay-fronted living room with new carpet, chrome plug sockets & switches and centrally mounted TV & media points. There is a contemporary log effect electric fire, coving, two radiators and spot-lights.



#### Kitchen Diner

Continuation of the luxury vinyl tiled flooring, a modern grey fitted kitchen with brush chrome handles and quartz worktop that includes a one-and-a-half bowl stainless steel sink with surface mounted mixer tap and engraved drainer. There is a fitted double oven, fitted dishwasher, Neff induction hob, extractor over, intelligent pull-out corner racking, fitted large capacity fridge and a fitted large capacity freezer. There is under-counter lighting, quartz splash-back and shelf to the uPVC double glazed window overlooking the rear garden. There is a radiator, a white tall radiator, a centrally mounted TV point and sliding uPVC double glazed doors to the garden. Door to the utility.

#### Utility

Continuation of the luxury vinyl tiled flooring, the units match the kitchen with grey cupboards both high & low, chrome handles quartz worktops, a sunken stainless steel sink and a surface-mounted mixer tap. Cupboard housing the Worcester boiler. A radiator, modern uPVC twin double glazed door to the garden, an extractor and down-lights. Door to the guest WC.



#### Guest WC

With a continuation of the luxury vinyl tiled flooring, modern handbasin chrome mixer up and vanity storage. There is a concealed waste toilet with a chrome flush button and a useful shelf. Chrome towel radiator, an extractor, down-lights, fully tiled walls and uPVC double glazed window.

#### Landing

A large central landing with new carpet, fresh decoration, down-lights, coving, a new loft hatch with ladder to the part-boarded loft. Storage cupboard, chandelier style light point over the stairs and a uPVC double glazed window. Doors lead to the four bedrooms and family bathroom.

#### Bedroom One

A spacious double bedroom, with new carpet, fresh decoration, chrome plug sockets, switches and TV point. There's a large uPVC double glazed window to the front elevation, fitted wardrobes. coving, a radiator and a door to the en-suite.



#### En-Suite

Luxury vinyl tile flooring, extended shower enclosure with mains 'rainfall' thermostatic shower with handheld attachment. Large sliding shower screen. Concealed waste toilet with handbasin, vanity storage and a useful shelf. There's an LED mirror, electric shaver point, down-lights, an extractor, chrome radiator, fully tiled walls and a uPVC double glazed window.

#### Bedroom Two

A spacious double bedroom, with new carpet, fresh decoration, chrome plug sockets, switches and TV point. There's a large uPVC double glazed window to the front elevation, double fitted wardrobes, coving and a radiator



#### Bedroom Three

A double bedroom, with new carpet, fresh decoration, chrome plug sockets, switches and TV point. There's a uPVC double glazed window over looking the rear garden. Coving and a radiator

#### Bedroom Four

A double bedroom, with new carpet, fresh decoration, chrome plug sockets, switches and TV point. There's a uPVC double glazed window over looking the rear garden. Coving and a radiator

#### Bathroom

A very stylish four-piece bathroom with a large glass sliding door shower enclosure with a 'rainfall' thermostatic shower, with handheld shower attachment. Luxury vinyl tiled flooring, a double ended bath with chrome mixer tap, a large handbasin with vanity storage and chrome mixer tap. There is an electric shaver point, LED mirror, concealed waste toilet with cabinets and a useful shelf. Down-lights, an extractor, a chrome towel radiator and a uPVC double glazed window.

#### Rear Garden

A good sized rear garden - west facing patio, Pergola, retained bedding areas, with trees and planting, shed, outside water tap, lighting, outdoor electrics, gated pathway to the front and useful second side area.

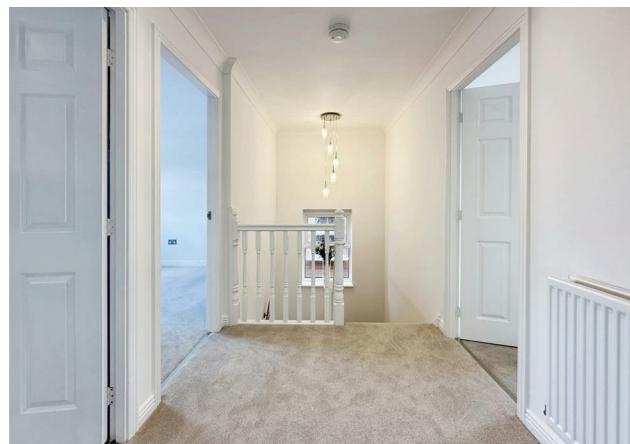
#### Parking

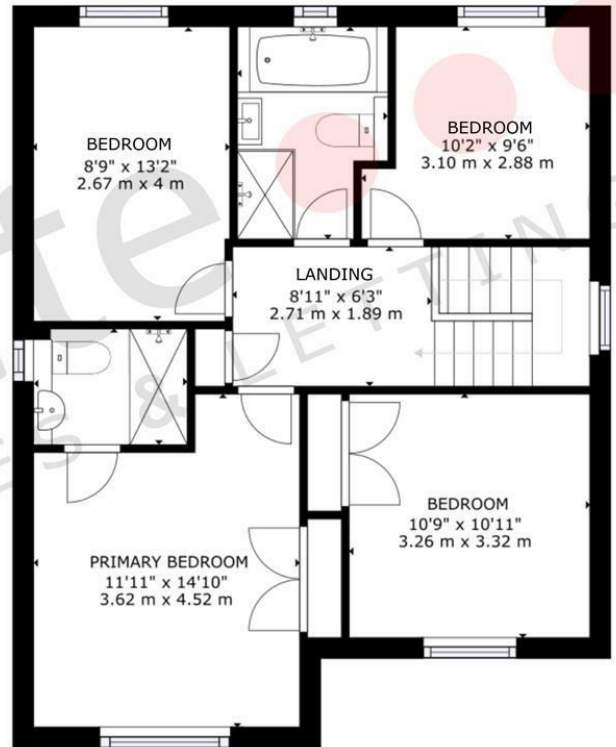
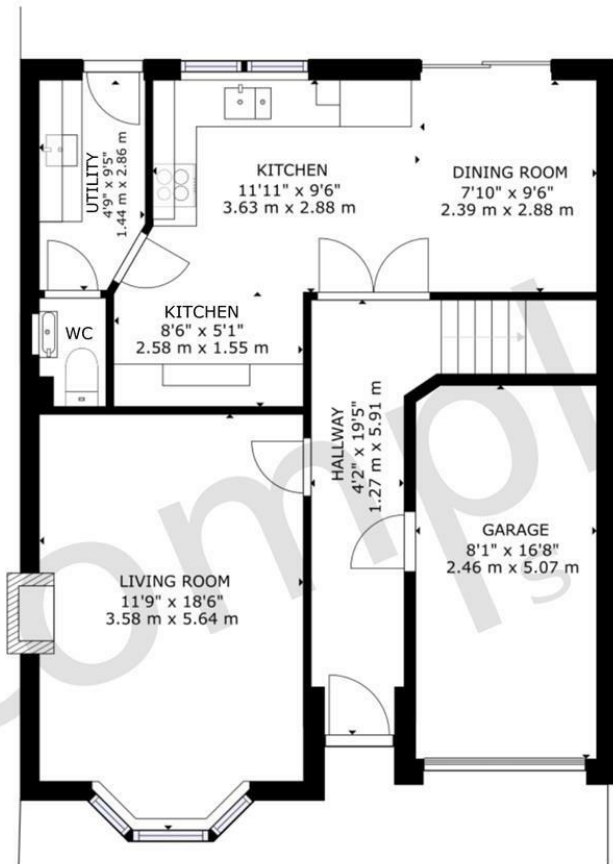
New multicoloured cobbled parking for 2-3 cars side-by-side.

#### Garage

The garage has tough rubber flooring, re-plastered, LED strip light, and an electric sectional garage door. There is a new consumer unit and electrics points.

Location - Medley Grove is an exclusive development of detached family homes situated on





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GROSS INTERNAL AREA  
FLOOR 1: 629 sq ft, 58.4 m<sup>2</sup>, FLOOR 2: 730 sq ft, 67.81 m<sup>2</sup>  
EXCLUDED AREAS; GARAGE: 134 sq ft, 12.44 m<sup>2</sup>, PORCH: 510 sq ft, 47.41 m<sup>2</sup>, PATIO: 225 sq ft, 20.9 m<sup>2</sup>  
TOTAL: 1359 sq ft, 126.21 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



the fringes of Whitnash. As you enter Medley Grove, the property is situated on a spur which is accessed by a shared block paved driveway and the property overlooks an area of green and a hedge beyond. The property is conveniently positioned less than half a mile away from a choice of local shops, whilst there is a choice of supermarkets within a mile and a half of the property. Leamington Spa town centre with its wide range of cafes, restaurants and retail outlets is positioned approximately two miles north of the property. The M40, at the heart of the Midland motorway network, is approximately four miles away and also provides links to the Jaguar Land Rover facility, whilst Leamington Spa railway station is a mile and a half away from the property which offers commuter links to London, Birmingham and a range of further centres.





- David Wilson Detached
- Refurbished & No Chain
- West Facing Garden
- Quartz Utility- Guest WC
- Luxury En-Suite & Family Bathroom
- Built 1999 In A Cul-De-Sac
- Bay Fronted Living Room
- Quartz Kitchen Diner
- Four Double Bedrooms
- Electric Garage & Rubber Flooring



## MEDLEY GROVE, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	77
B (81-91)	
C (69-80)	64
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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