



AVIS WAY, WHITNASH

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SALES & LETTINGS



A beautiful entrance into this superbly stylish family property.



Welcome to this charming property located on Avis Way, Mallery Grange in the picturesque location of Whitnash, Leamington Spa. This delightful house boasts a generous corner plot on a quiet road with only 6 other properties and isn't overlooked at all from the front aspect. It offers ample space for outdoor activities and gardening enthusiasts and has three spacious double bedrooms which provide plenty of room for a growing family or accommodating guests. The single garage provides convenient parking or extra storage space, adding to the practicality of this lovely home.



Entrance Hall

Accessed through a UPVC double glazed front door, the spacious hall way has tiled flooring, central heating radiator, under stairs storage cupboard, door to the guest bathroom and stairs rising to the first floor.

Living Room

Generous & bright living room with double glazed window to the front aspect, Tv point, ceiling light point, central heating radiator, fire place with surround and fully carpeted.



Guest WC

Ground floor guest WC fully tiled with low level flush WC, white ceramic hand basin, central heating radiator, tiled splashback, extractor fan and ceiling light point.

Breakfast Kitchen/Dining Room

Spacious breakfast kitchen and dining area with tiled flooring, extensive work surfaces and numerous base and high level storage cupboards with high gloss finish, tiled splashback, gas hob and cooker with stainless steel extractor fan, integrated fridge/freezer, dishwasher, stainless steel sink and drainer, spotlights and double glazed window and French doors to the rear garden.

Utility Room

Utility room with base storage cupboards, wood effect work surfaces, plumbing for washing machine/dryer and double glazed door to side access.



Master Bedroom

Fully carpeted double bedroom with double glazed window to the front elevation, central heating radiator, ceiling light point and door to the en-suite shower room.

En-suite

En-suite to master bedroom with wood effect flooring, low level flush WC, shower cubicle, white ceramic wash basin with tiled splashback, mirrored vanity unit and obscured double glazed window to the front elevation.

Second Bedroom

Good sized, fully carpeted double bedroom with large double glazed window, central heating radiator and ceiling light point.

Third Bedroom

Third double bedroom currently the nursery with central heating radiator, ceiling light point and double glazed window to the rear elevation.

Family Bathroom

Having a three piece white bathroom suite including low level flush WC, white ceramic hand basin, bath with shower over, wall mounted heated towel rail, extractor fan and double glazed window.

Landing

Spacious landing area with generous storage cupboard, ceiling light point and access to the loft which is part boarded.





Rear Garden

Beautifully landscaped rear private garden mostly laid to lawn with patio area, mature plants, trees and shrubs. There is also side access and outdoor tap.

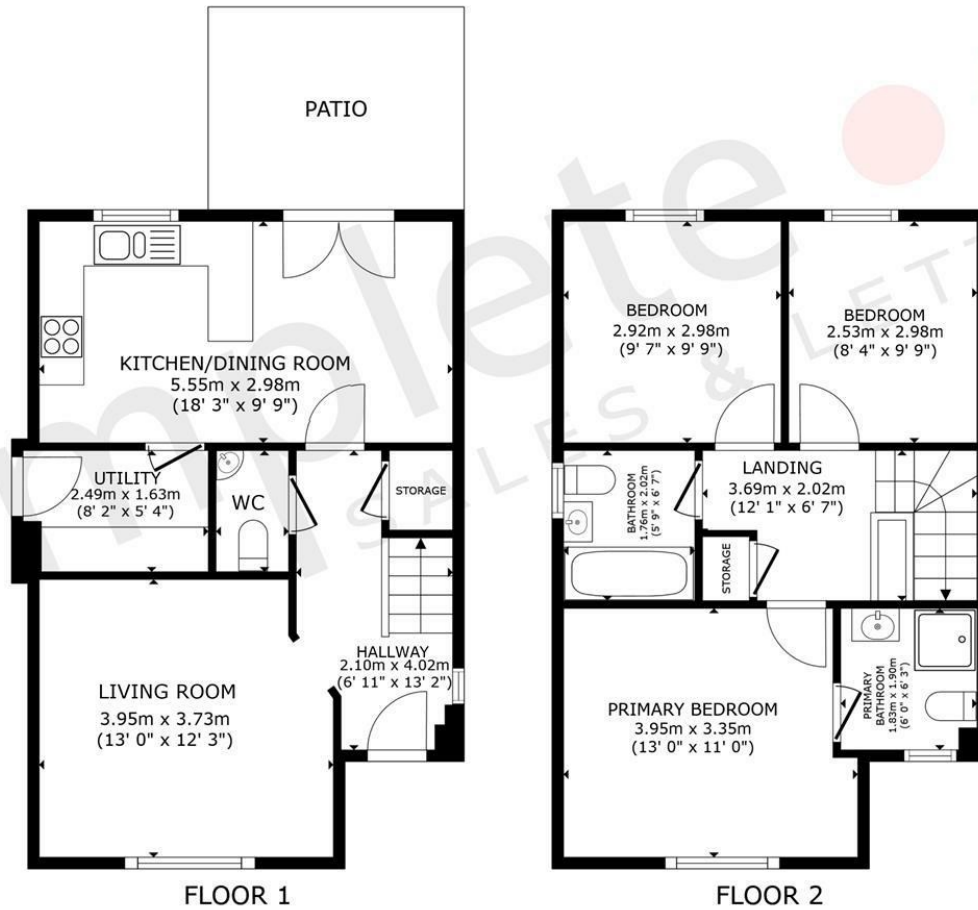
Driveway & Garage

There is a driveway providing off road parking for two vehicles and a single garage.

Location

Nestled on the outskirts of the Royal Leamington Spa, this highly anticipated development is close to the M40, which links to the A445 making a convenient location for those wishing to commute to Coventry, Birmingham and Stratford-upon-Avon. Royal Leamington Spa, commonly known as Leamington Spa or Leamington, is a spa town in heart of Warwickshire named after the River Leam which flows through its centre. The natural spa springs were discovered and commercialised in the 19th century giving rise to its name, with Queen Victoria granting the town its new name of 'Royal' Leamington Spa in 1838. Nowadays, Royal Leamington Spa is as popular as ever and is a sought-after location in which to live. Its wide Regency boulevards, impressive Edwardian and Georgian architecture, manicured parks and wealth of shops provide the perfect place to call home. There's also a wide choice of restaurants, bars and clubs and, as its name suggests, is home to some of the UK's best spa facilities. Mallory Grange – there's so much to do for all the family. There's an abundance of fun days out for all the family near Mallory Grange. Explore Jephson Gardens with its historic subtropical glasshouse, have fun with the family at Victoria Park or take part in some sporting activities at Newbold Comyn. Head to Leam Boat Centre to hire a rowing boat and view Leamington





GROSS INTERNAL AREA
 FLOOR 1 45.5 sq.m. (490 sq.ft.) FLOOR 2 45.1 sq.m. (486 sq.ft.)
 EXCLUDED AREAS : PATIO 9.4 sq.m. (101 sq.ft.)
 TOTAL : 90.6 sq.m. (976 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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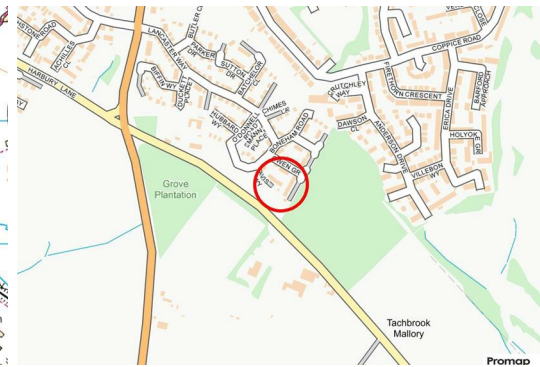
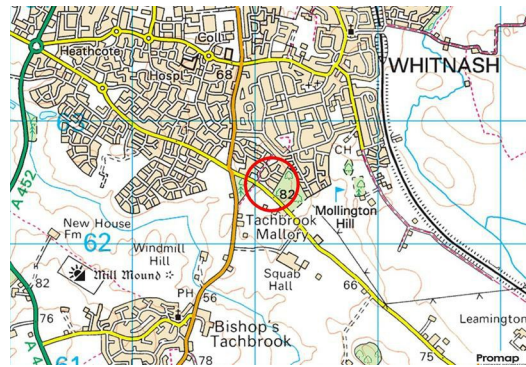


Spa from the water, or just take it easy and visit the Apollo Cinema to watch the latest blockbuster.



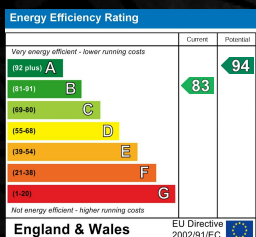


- Mallory Grange Development
- Quiet Corner Plot
- En-Suite To Master Bedroom
- Private Enclosed Rear Garden
- Close To Leamington Spa
- Three Double Bedrooms
- Driveway And Garage
- Utility Room
- Open Plan Kitchen/Dining Room
- Family Bathroom



AVIS WAY, LEAMINGTON SPA

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



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