



ST CATHERINES CRESCENT, WHITNASH

complete ●●●
SALES & LETTINGS



"A charming home, full of character with a large conservatory extension, three bedrooms, block paved parking and good sized family garden in the popular Whitnash! "



A very stylish & well-presented 1950s semi-detached home in a popular cul-de-sac in Whitnash. The property comprises a large plot with a drive for two cars side-by-side and double gates for access to the rear garden. Hallway, living room with multi-fuel cast iron fire, kitchen diner, large conservatory, three bedrooms and a bathroom. There is a large rear garden. As is very popular for local schools, easy access to the Leamington train station, the M40 and Jaguar Land Rover. Special note - replacement uPVC double glazed windows, new roof and extra loft insulation and boarding.

It's in the details...

Driveway & Approach

An attractive cobbled block paved driveway with Eco drains, a sleeper retained flower bedding box, circular block paved step to the storm porch with a modern composite entrance door with three leaded windows that lead into the hallway. There are timber double doors to the side garden.

Hallway

With timber effect laminate flooring, a three-column tall white traditional radiator, an oak staircase leading to the first floor, a storage cupboard and a timber door through to the living room and kitchen diner.

Living room

We have timber effect laminate flooring, down-lights, a three-column traditional tall white radiator and a uPVC double glazed half bay window to the front with modern fitted shutters. There is a multifuel cast iron with a thick oak mantle.

Kitchen Diner

Timber effect laminate flooring, dark timber effect handleless units with granite worktops with sunken stainless steel sink with engraved drainer and surface mounted mixer tap. Three uPVC double glazed windows with timber shelves, downlights, clothing exposed brick feature pillar, space for a gas cooker and space for a slimline dishwasher. The dining area has a continuation of the timber effect laminate flooring, with a traditional two-column radiator, down-lights, coving and internal glazed window through to the conservatory with a 'live' edge timber shelf.

Conservatory

A large conservatory with brick base, tiled flooring, polycarbonate roof with central light point, double radiator, electrics, three top quarter opening windows and uPVC double glazed French doors to the garden.

Landing

A carpeted landing with oak handrail and metal balustrade, loft hatch to the part-boarded loft which has a ladder, light and extra insulation. There are timber doors to the three bedrooms and bathroom. There is a uPVC double glazed window, down-lights and feature painted wall.

Bedroom One

Large double bedroom with timber effect laminate flooring, traditional two-column white radiator, a uPVC double glazed half bay window to the front elevation with modern fitters. Ample space for wardrobes and other bedroom furniture.



Bedroom Two

With grey timber effect laminate flooring, a two-column traditional white radiator, coving and a uPVC double glazed window with a view of the garden with modern fitted shutters.

Bedroom Three

A single bedroom timber effect engineered flooring, a two-column traditional white radiator, coving, a uPVC double glazed window to the front elevation with modern fitted shutters.

Rear Garden

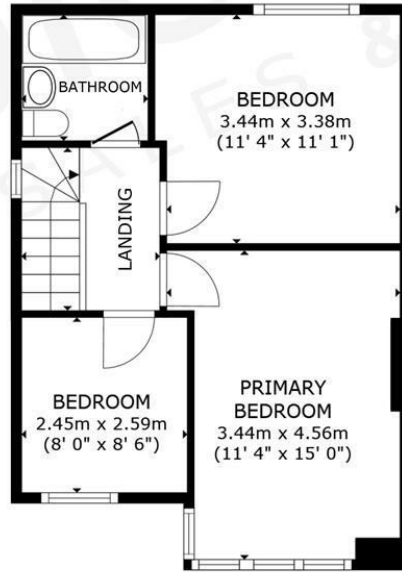
A really good-sized family garden predominantly laid to lawn with block paved patios, hardstanding for a shed at the rear and there is a raised deck terrace. Enclosed with timber fencing and has double gates through to the front.

Location

St Catherines Crescent is a quiet and highly sought-after residential street located in the popular suburb of Whitnash, on the southern outskirts of Leamington Spa. The property is within easy reach of a range of local amenities, including shops, restaurants, and schools, as well as the charming and historic town centre of Leamington Spa, which is just a short drive away. Whitnash is known for its strong sense of community and family-friendly atmosphere and offers a variety of green spaces and parks



GROSS INTERNAL AREA
FLOOR 1 66.6 m² (717 sq.ft.) FLOOR 2 42.4 m² (457 sq.ft.)
TOTAL : 109.0 m² (1,173 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

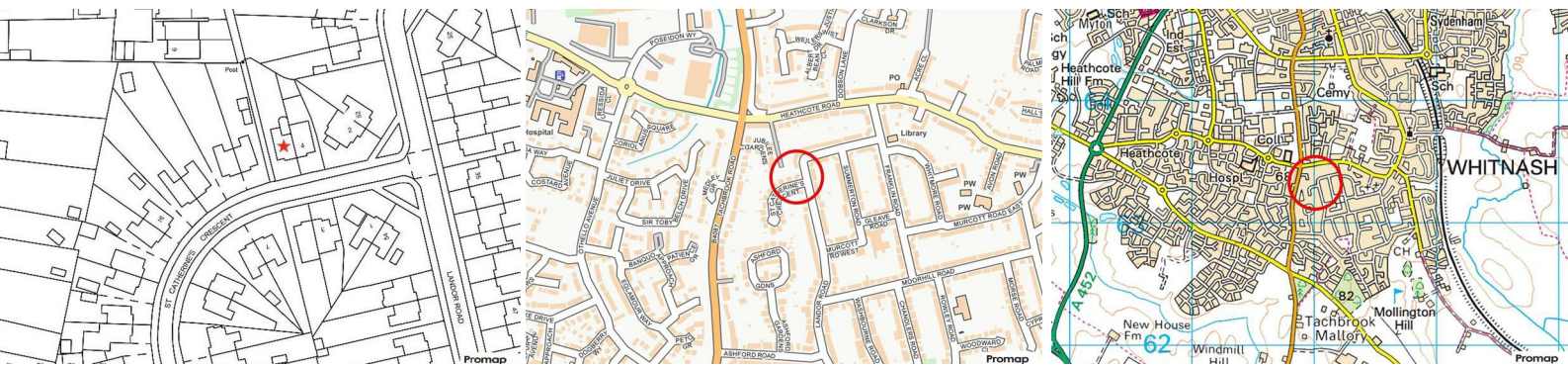


for outdoor activities, such as the Whitnash Park and the Coventry Way Footpath. The location also provides excellent transport links, with easy access to the M40 motorway and nearby railway stations, which offer regular services to Birmingham, Coventry, and London. Overall, St Catherines Crescent offers a peaceful and convenient setting, ideal for families or professionals looking for a comfortable and well-connected home.



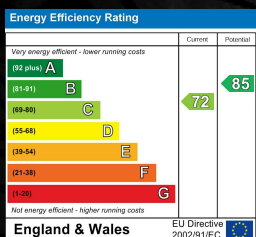
- 1950's Semi Detached
- Three Bedrooms
- Kitchen Diner
- A Great Family Garden
- Cul-De-Sac

- A Stylish Family Home
- Bay Fronted Living Room
- Large Conservatory
- Block Paved Parking
- Popular For Local Schools



ST CATHERINES CRESCENT, 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

complete ●●●
 SALES & LETTINGS