

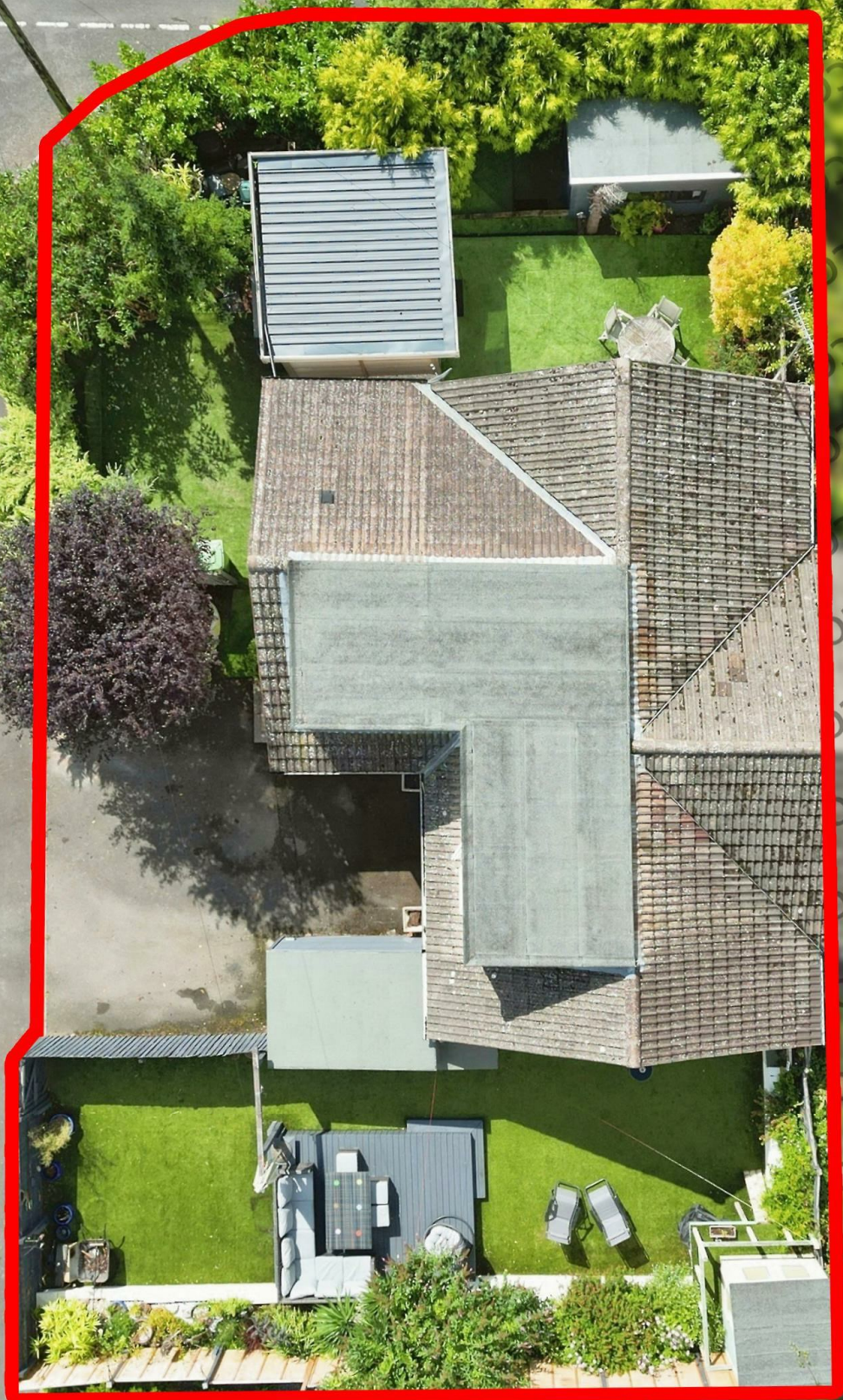


RECTORY CLOSE, WHITNASH

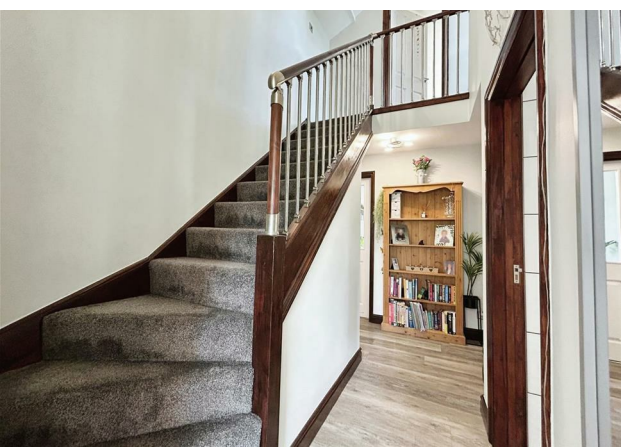
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SALES & LETTINGS



RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY







Welcome to Rectory Close, this charming and spacious semi-detached dormer bungalow, with four double bedrooms in the sought-after area of Whitnash. This beautifully extended property offers a perfect blend of modern living and versatile space. The ground floor boasts a bright and airy lounge, a contemporary open-plan breakfast kitchen, master suite with walk in wardrobe and en-suite, bedroom four/current games rooms and a generous extended family bathroom. Upstairs, you'll find two further well-proportioned bedrooms. The property also features a low maintenance part walled part fenced side garden, ideal for entertaining, to the other side of the property is a further side garden with outdoor home office. The front of the property benefits from tarmac driveway with ample off-road parking. Situated close to local amenities, schools, and transport links, this is a must-see home for growing families.

#### Porch & Entrance Hall

Entrance porch with UPVC double glazed front door and door into hallway. The hallway consists of wood effect luxury vinyl flooring, two ceiling pendant light points, wall mounted radiator and ample space for coat and shoe storage. There are then doors flowing off into;

#### Living Room

A well sized reception room with spotlighting, wall lights, wall mounted radiator, UPVC French doors out into the garden and UPVC double glazed windows to the front elevation.

#### Breakfast Kitchen

Consisting of a range of high and low level white high gloss units with chrome handles, contemporary worktops, two breakfast bars, luxury vinyl wood effect flooring, teal blue brick effect tiled splashback, sink with mixer tap and drainer and cooker hood. The kitchen has ample storage with two larger cupboards, draws, full height cupboards and wine rack. There is further space and plumbing for a large freestanding oven, washer dryer, dishwasher, microwave and American fridge freezer.

#### Master Suite

Including a double bedroom with wood effect flooring, central pendant light and UPVC window to the side elevation. There is then a mirrored sliding door leading into the walk-in wardrobe area and further door through to the ensuite. The ensuite consists of a three piece suite including shower with bifold glass screen and electric shower, wash basin with chrome mixer tap within vanity unit and toilet. Also benefiting from storage cupboard with shaver point and UPVC obscure double glazed window to the front elevation, extractor and downlighting.

#### Bedroom Four/Games Room

Currently utilised as a further reception room/games room bedroom four offers a versatile space with wood effect luxury vinyl flooring, wall mounted radiator UPVC window to the side elevation, spotlights and ample storage behind grey painted sliding doors.

#### Family Bathroom

Extended family bathroom with fully tiled walls, contrasting dark grout and four piece suite including freestanding bath with mixer tap and handheld shower, floating wash basin with chrome mixer tap, toilet and double shower cubicle. Also benefiting from two heated towel radiators, extractor, downlighting and frosted obscure double glazed UPVC window.

#### Stairs Rising To First Floor

Carpeted stairs with feature chrome spindles and wooden banister. Doors flowing off into;

#### Bedroom Two

A further double bedroom with the dormer and UPVC double glazed window to the side elevation also benefiting from Aircon unit, wall mounted radiator, spotlighting and built in wardrobe with mirrored sliding door.





### Bedroom Three

A large double bedroom With UPVC double glazed window to the front elevation, fitted wardrobe, wall mounted radiator, air-conditioning unit, downlighting and further eaves storage.

### Grounds, Gardens & Home Office

This semi-detached home offers a wraparound garden with secure part fenced part walled boundaries around. The main garden is accessed via the kitchen and living room and is low maintenance, mainly Astroturfed with feature raised decking area and treehouse. There is then a further side garden tucked away with astroturf, mature trees and shrubs, shed and home office. This modern treated timber garden office is the perfect blend for productivity and tranquility, offering a detached work space just steps away from home. The office is fully insulated and benefits from power, lighting, Aircon/heating and UPVC double glazed French doors out into the garden.

### Driveway

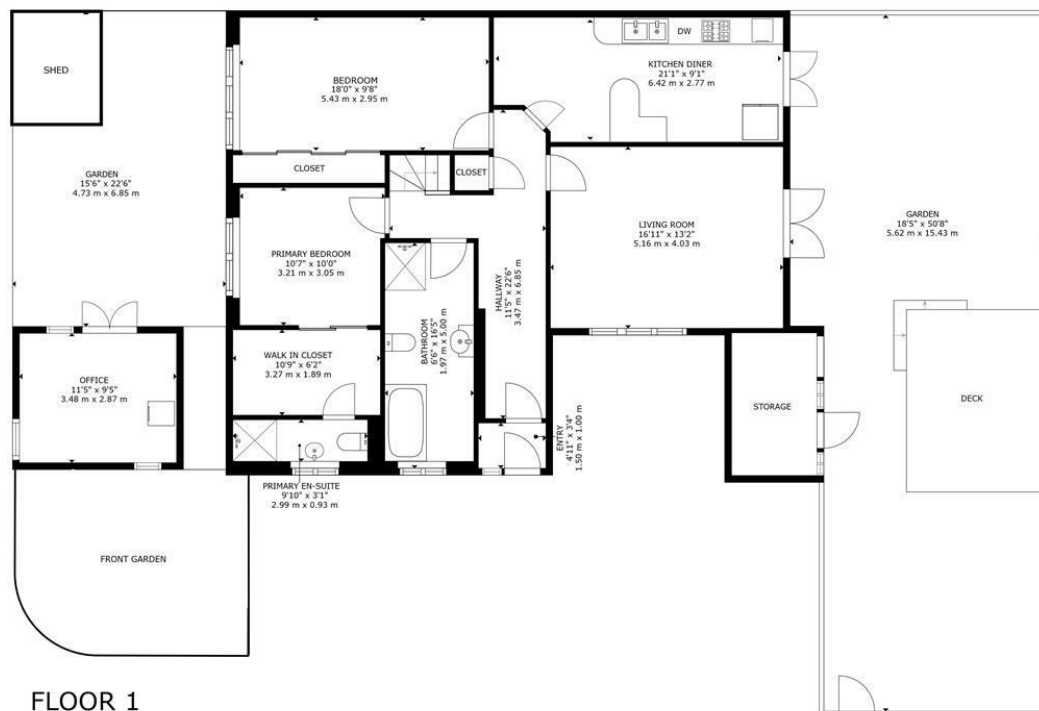
Tarmac driveway with parking for three cars and gated access to both side gardens.

### Location

Located next to the Church and village green in central Whitnash, which is South of Leamington Spa. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and the train station which has a direct train service to London Marylebone. Whitnash has a variety of local amenities, doctors, dentist, parks and good local schools such as St Margaret's, St josephs and Briar Hill and private school catchments through Leamington & Warwick.







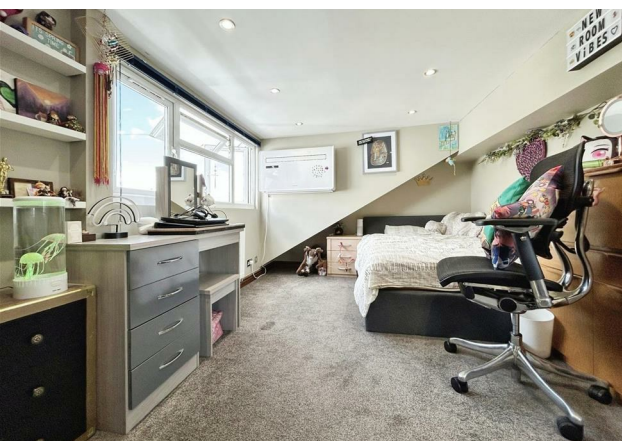
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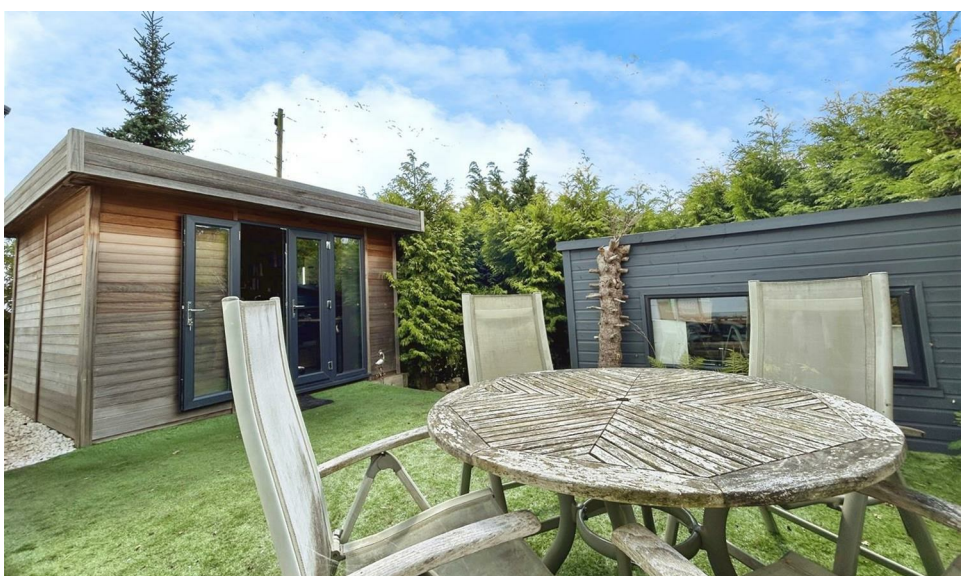


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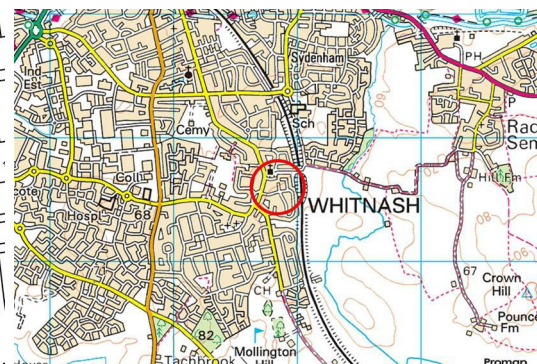
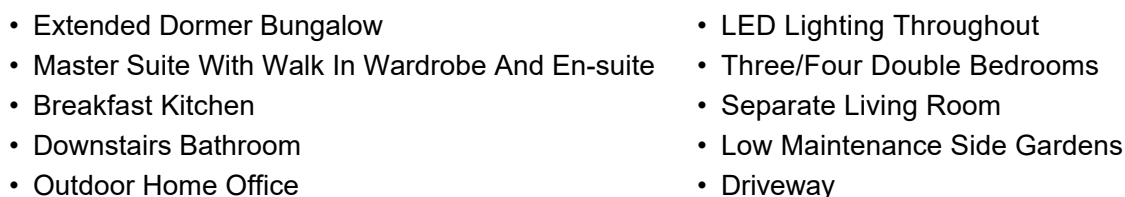
GROSS INTERNAL AREA  
FLOOR 1: 1,311 sq. ft, 122 m<sup>2</sup>, FLOOR 2: 470 sq. ft, 43 m<sup>2</sup>  
TOTAL: 1,781 sq. ft, 165 m<sup>2</sup>  
EXCLUDED AREA: PATIO: 1,214 sq. ft, 112 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



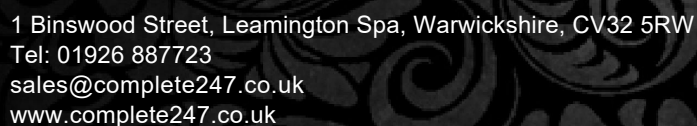
Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks and gardens, it is a very popular place to live.







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



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