



POPLAR WAY, WHITNASH

complete ●●●
SALES & LETTINGS





An attractive detached executive home built on 'The Fairways' development in Whitnash by Premier Builders Bovis Homes to the 'Arundel' design in 2017, which is a 1757 Sqft spacious family home facing the nature reserve and balancing pond. The property comprises a large central entrance hall, three reception rooms, a large quartz fully fitted dining kitchen, a utility, a guest WC, five double bedrooms, two en-suites and a family bathroom. The property benefits from a south-facing sunny garden, parking for 3 cars and a tandem double garage. The development is well located for the Whitnash Schools, The Leamington Golf Club, access to the M40, the Leamington train station and perfect if you work at Jaguar Land Rover or Aston Martin. There is a children's play area in the development.

It's in the details...

Entrance

Modern composite entrance door with double glazed window that leads into the spacious hallway, with white tiled flooring, under stair storage cupboard and doors through to the main downstairs rooms. There are intelligent Wi-Fi-controlled light switches (in most rooms-Lightwave) a Nest thermostat, ceiling-mounted Nest smoke and a Carbon Monoxide detector.

Guest WC

A continuation of the white towel flooring, stylish half-height tiled walls, a concealed waste toilet with flush chrome controls, a pedestal hand wash basin with chrome taps, a radiator, a down-light and a uPVC double glazed window.

Study/Playroom

A useful multipurpose space to the front of the house would make a great study with a uPVC double glazed window to the front and a radiator.

Living Room

A good-sized square living room which has a uPVC double glazed box bay window to the front with a lovely view of the balance pond & nature reserve. There are two ceiling light points and two radiators.

Sitting Room

A cosy sitting room, which is carpeted and has a radiator. A uPVC double glazed window.

Kitchen Diner

A very spacious kitchen diner with tiled flooring. Shaker style off-white kitchen with brushed satin handles, grade quartz worktop with 1 & 1/2 bowl inset Franke sink with engraved drainer and mixer tap. (the house has a water softener) There is a double fitted oven, fitted fridge freezer, five ring gas hob with an extractor over, fitted dishwasher, stylish tiled splash-back, down-lighting, a uPVC double glazed window and uPVC double glazed French doors to the garden. A large area which will take a really good sized dining table, there are two radiators and dwarf through to utility.

Utility

With a continuation of the white tiled flooring, matching storage cupboards to the kitchen with brushed satin handles and further quartz worktops with a single bowl stainless steel sink with filtered water tap. There is a fitted washing machine and an upgraded fusebox with a larger consumer unit with surge protection. A cupboard housing the Potterton boiler. A door through to further cupboard which has electrics for a dryer and the large mega flow unvented hot water cylinder. A composite half-glazed door through to the driveway.

Landing

Spacious landing with timber handrails and painted balustrade. Loft hatch. Doors through to the five bedrooms and family bathroom.

Bedroom One

A huge principal bedroom has a dressing area nook with a uPVC double glazed window and radiator. There is a nest thermostat control, large mirrored sliding wardrobes, a uPVC double glazed window, with a view over the nature reserve and balancing pond. Door to the en-suite.

En-Suite

A stylish en-suite, with textured tiling, double-width glass door shower with thermostatic mains shower. Concealed 'floating' toilet with flush chrome controls, a 'floating' handbasin that has a chrome mixer tap. Chrome towel radiator, an upgraded extractor, an electric shaver point, down-lights and a useful shelf. There is a uPVC double glazed window.

Bedroom Two

A spacious double bedroom with a uPVC double glazed window overlooking the rear garden. There is a radiator and ample space for bedroom furniture.

En-Suite

Another stylish en-suite, with textured tiling, double-width glass door shower with thermostatic mains shower. Concealed 'floating' toilet with flush chrome controls, a 'floating' handbasin that has a chrome mixer tap. Chrome towel radiator, an extractor, an electric shaver point, down-lights and a useful shelf.



Bedroom Three

A double bedroom with a uPVC double glazed window overlooking the garden and there is a radiator. Feature children's themed wallpaper.

Bedroom Four

Double bedroom with a uPVC double glazed window overlooking the garden and there is a radiator.

Bedroom Five

Another double bedroom which has been utilised as a dressing room. It has a uPVC double glazed window overlooking the nature reserve and balancing pond and there is a radiator.

Bathroom

The family bathroom is fitted with a deep double-ended bath that has a central chrome mixer tap, A glass shower screen and with thermostatic shower over the bath. There is textured tiling, a concealed waste 'floating' toilet with flush chrome controls and a 'floating' handbasin that has a chrome mixer tap. Chrome towel radiator, an extractor, down-lights and a useful shelf. A uPVC double glazed window.

Rear Garden

A sunny south-west facing garden which has a majority high brick retaining wall. Laid to lawn with a timber gate through to the driveway and pedestrian door through to the tandem garage.

Tandem Garage

A tandem garage with eaves storage, power, lighting, a door to the garden and an up-and-over garage door.

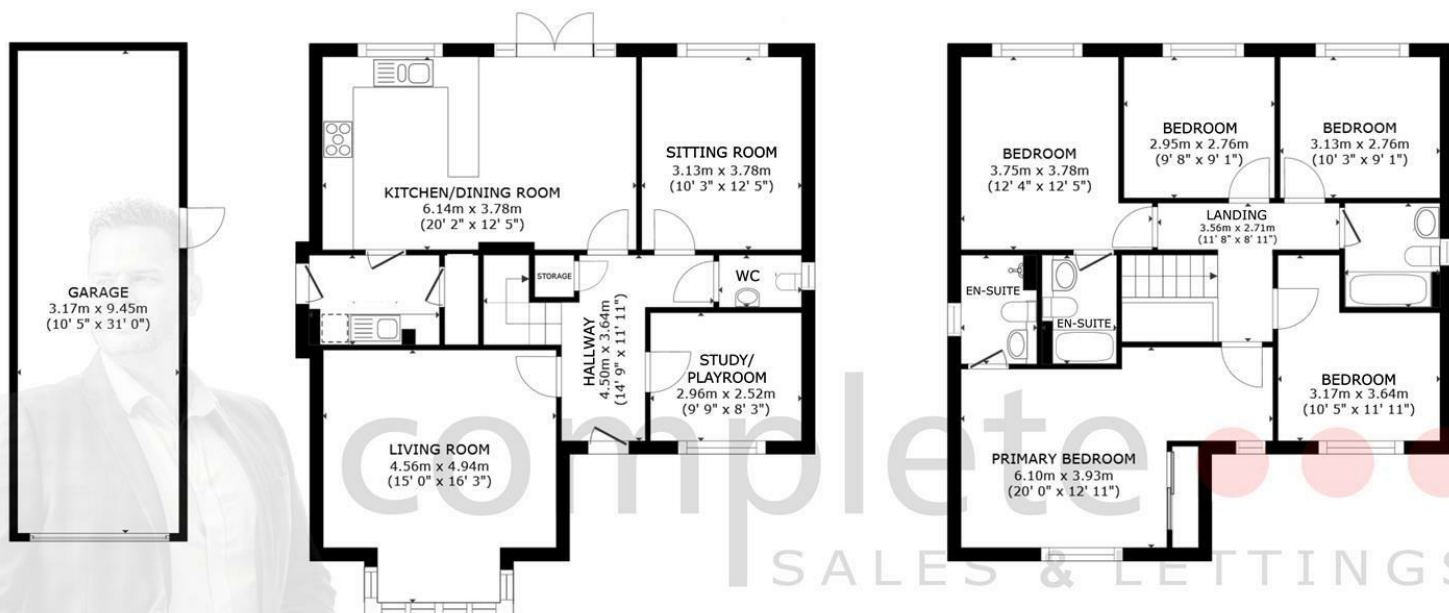
Parking

Parking for two cars in tandem with electric vehicle charging point- 'Anderson' which is a premium-made charger. The property also has another parking space in front of the home.

Location

The property is located in the Bovis Homes development of the Fairways, on the outskirts of Whitnash, with a nature reserve & balancing pond and a children's playing area. Close to the rolling

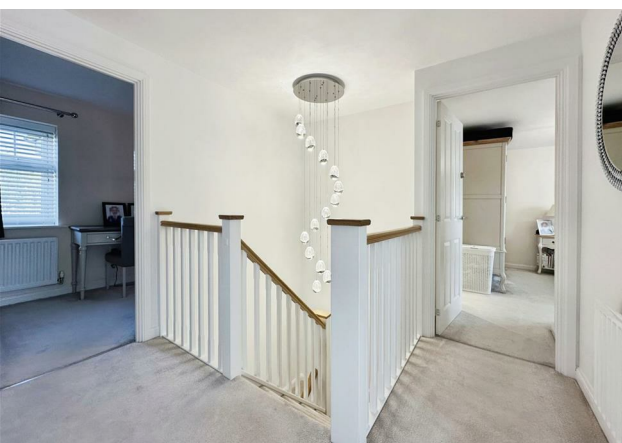




GROSS INTERNAL AREA
FLOOR 1 83.0 m² (893 sq.ft.) FLOOR 2 80.2 m² (863 sq.ft.)
EXCLUDED AREAS : GARAGE 29.9 m² (322 sq.ft.)
TOTAL : 163.2 m² (1,757 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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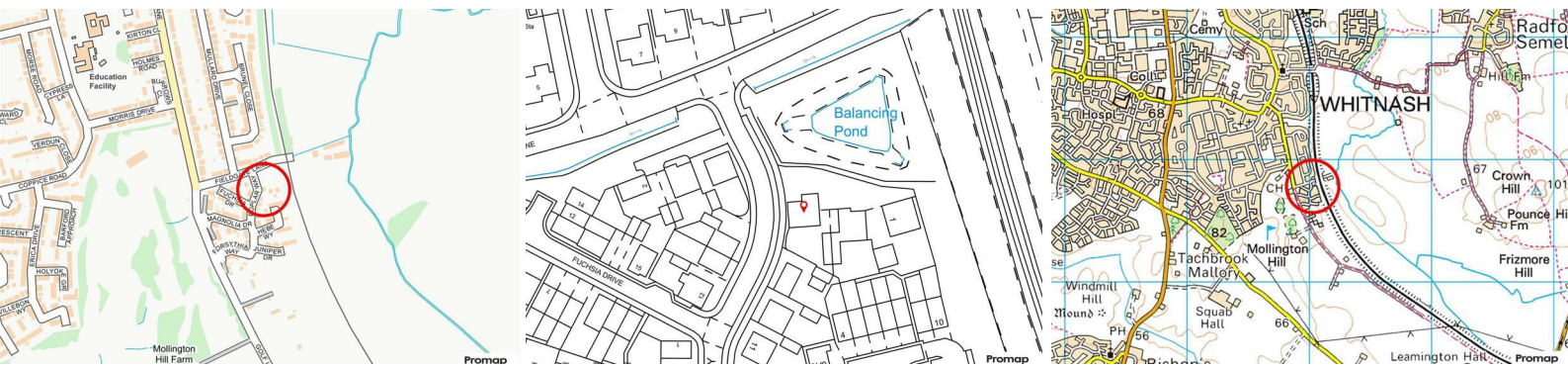
The Leamington Property Expert



Warwickshire countryside just over two miles from the stunning Regency town of Royal Leamington Spa, The Fairways offers brand new homes, all carefully designed for modern living. The Fairways is a stone's throw from the Leamington and County Golf Club, on the edge of Whitnash which has great local amenities and easy access to the country's motorway and rail networks. So if you're looking for a beautiful home in a great location within easy reach of good amenities, your search ends here. There is Briar Hill Infants School and St Margaret's Middle School, as well as shops, pubs, and parks. There are several local churches - Church of England, Methodist and Catholic. This property also has good access to the M40 for commuting purposes.

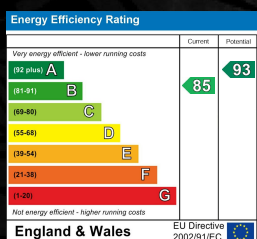


- Executive Detached 1757 Sqft
- Bovis Homes 'The Arundel' 2017
- Quartz Kitchen Diner
- Two En-Suites & Family Bathroom
- Facing Balancing Pond & Nature Reserve
- Five Double Bedrooms
- Three Reception Rooms
- Utility & Guest WC
- Tandem Double Garage
- South Facing Garden & Parking



POPLAR WAY, LEAMINGTON SPA

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



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