



HOLYOKE GROVE, WHITNASH

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SALES & LETTINGS





A detached home built by the Builders Crest Nicholson in around 2002. The property comprises an entrance hall, guest WC, breakfast kitchen, lounge diner, conservatory, three bedrooms, ensuite and family bathroom. It includes a pleasant South facing rear garden and off-road parking to the front floor for potentially 2 cars. The garage is divided into two spaces. The property is well situated on the outskirts of Whitnash in a cul-de-sac near the Leamington Golf Club. Whitnash is great for local schools, M40 and access to Leamington and the local train station.

It's in the details...

Hallway

The door into the hallway, which has a fitted doormat, carpeting, feature wallpaper wall, and stairs leads to the first floor. Internal door to the garage and doors through to the breakfast kitchen, lounge diner and guest WC.

Guest WC

Fitted with a toilet, pedestal hand wash basin, a radiator, an extractor and down-lights.

Lounge/Diner

A full width lounge diner with a feature gas fireplace, coving, two radiators, a uPVC double glazed window and an opening through to the conservatory.

Conservatory

UPVC double glazed conservatory with a lovely garden aspect. It has a tinted glass roof.

Breakfast Kitchen

Fitted with a modern grey gloss fitted kitchen which has slate effect worktops, one and a half bowl of stainless steel sink with mixer tap, fitted oven, four ring gas hob and an extractor over. Space & plumbing for a washing machine, fitted fridge freezer, space & plumbing for a dishwasher, cupboard housing the Vaillant boiler. There are tiled splash-backs, two uPVC double glazed windows and a uPVC double glazed door to the side passage. There is a radiator, spotlights and space for a breakfast table.

Landing

A carpeted spacious landing with painted balustrade, feature wallpaper wall, coving, loft hatch, UPVC double glazed window and the radiator. Doors through to the three bedrooms and the bathroom.

Bedroom One

A double bedroom with a feature wallpaper wall, a radiator, a range of fitted wardrobes, a uPVC double glazed window overlooking the garden and a door through to the en-suite.

En-Suite

Fitted with a double width glass door shower enclosure with an electric shower, there is a toilet, hand basin, electric shaver point, a radiator, down-lighting, an extractor, a uPVC double glazed window and tiled splash-backs.

Bedroom Two

A double bedroom with two double fitted wardrobes, a radiator, a feature wallpaper wall and a uPVC double glazed window to the front elevation.



Bedroom Three

A good-sized third bedroom has a uPVC double glazed window to the front elevation and there is a radiator.

Bathroom

The bathroom is fitted with a bath, pedestal hand wash basin, a toilet, tiled splash-backs, an electric shaver point, down-lighting, an extractor fan, a radiator and a uPVC double window.

Rear Garden

With a large patio, contoured lawn with bedding border with plants and small bushes. The side passageway leads to the gate to the front.

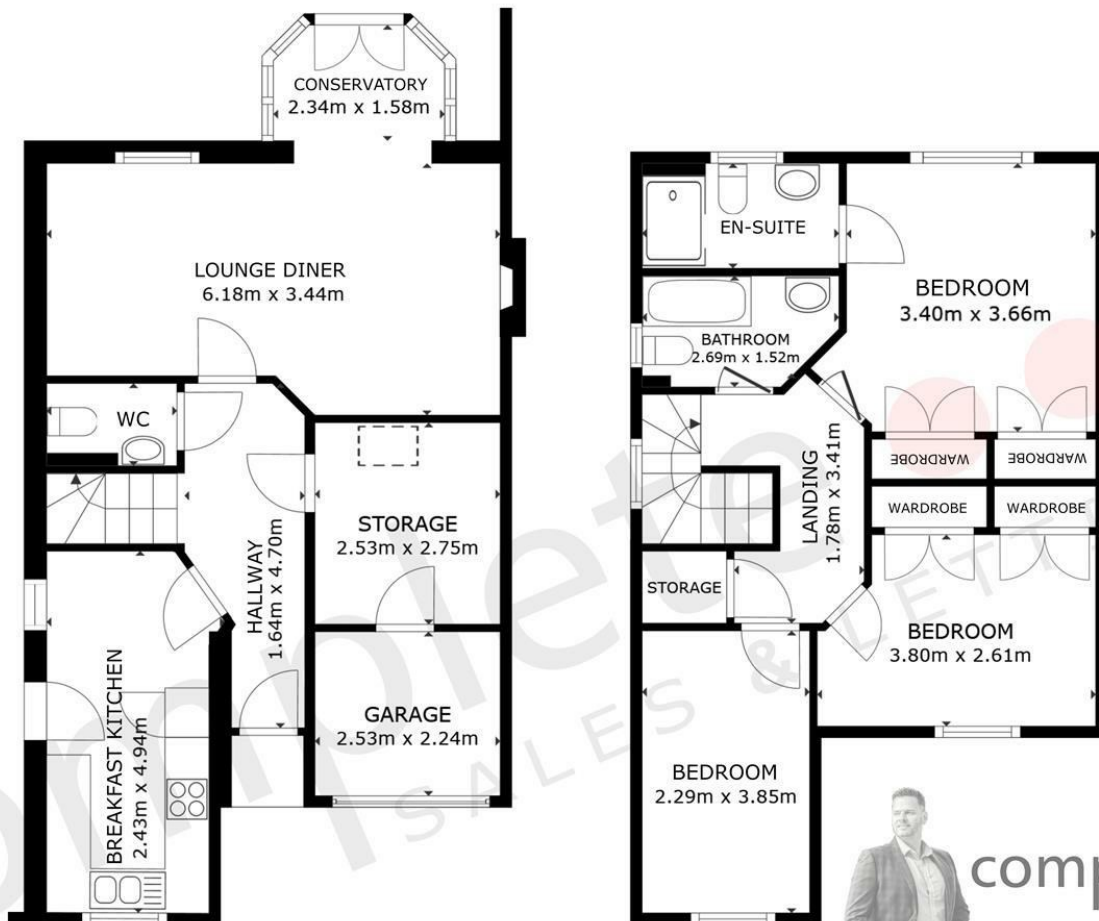
Parking & Garage

There is a tarmac drive to the front and also a gravel area so potentially parking for two cars. The garage has an up-and-over door, power and lighting and has partitioning to create storage. Internal door to the hallway.

Location

Located on a sought-after residential development in Whitnash, a southern suburb of Leamington Spa close to Warwick Gates, Erica Drive is a cul-de-sac close to the Leamington & County Golf Course and surrounding countryside. Well positioned for access to M40, Whitnash has a variety of social clubs, pubs, shops, parks and great local School catchments such





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GROSS INTERNAL AREA
FLOOR 1 54.1 m² FLOOR 2 53.3 m²
EXCLUDED AREAS : GARAGE 5.7 m² PATIO 41.2 m² VERANDA 1.0 m²
TOTAL : 107.4 m²

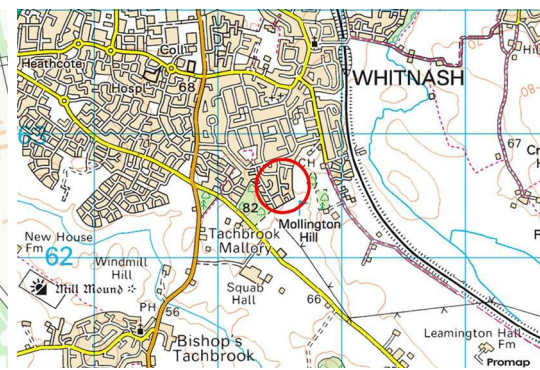
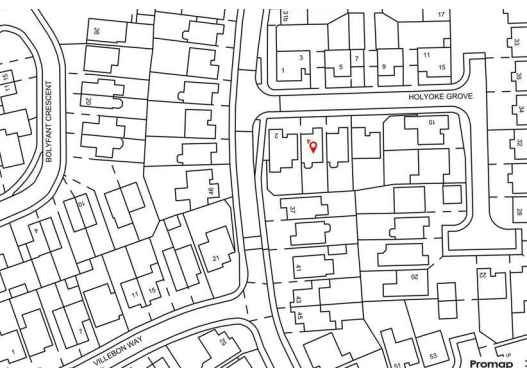
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



as Briar Hill, St Josephs and Myton School. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lines avenues, squares, parks, gardens and a range of excellent private and state schools, it is a very popular place to live.

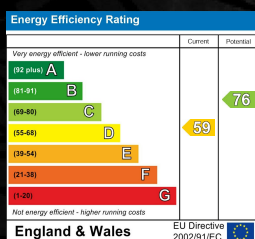


- Crest Nicholson Built 2002
- Three Bedrooms
- Conservatory
- Breakfast Kitchen
- Garage (Partitioned Into 2 Spaces)
- Detached
- Lounge Diner
- Guest WC
- South Facing Garden
- Off Road Parking



HOLYOKE GROVE, LEAMINGTON SPA

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



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