



CRUTCHLEY WAY, WHITNASH

complete ● ● ●
SALES & LETTINGS



**RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY*



A well-presented extended semi-detached bungalow, believed to date back to the 1980s, situated in the popular area of Whitnash. This delightful home is conveniently located close to Leamington Golf Club, with excellent access to local schools, parks, and a wide range of amenities. The property features a spacious and modern open-plan layout, comprising an entrance hall, a lounge kitchen diner, two well-proportioned bedrooms with fitted wardrobes, a third bedroom/study, and a shower room. Set on a corner plot, the property enjoys a low-maintenance landscaped rear garden, along with additional lawned areas to two further sides, providing a sense of space and privacy. Further benefits include a detached garage with off-street parking. Offered to the market with no onward chain, this home presents a fantastic opportunity for those looking to downsize or secure a well-located bungalow in a sought-after area.

It's in the details...

Entrance Hall

A uPVC double glazed door leading to the open hallway, with door matting, a radiator, downlights, door to bedroom three, door to the shower room and opening into the lounge kitchen diner.

Study/Bedroom Three

A single bedroom or study to the front which has a cupboard housing the gas boiler there is a radiator and a uPVC double window.

Open Plan lounge/Kitchen/Diner

Open-plan space which has a carpeted area for lounge/diner and laminate floor area for the kitchen. The kitchen has cream units, with dark worktops which include a single bowl stainless steel sink with mixer tap. There is a fitted oven with four ring gas hob and extractor. There is space and plumbing for washing machine and space for under counter appliances. There is a uPVC double glazed window and door to outside. There is a radiator, downlighting and Bluetooth speakers. Doors through to the two bedrooms.

Shower Room

With double width shower enclosure with static glass screen and an electric shower. There's a white toilet, pedestal hand wash basin, a radiator, an extractor, coving and a uPVC window to the front.

Bedroom One

With two sets of fitted wardrobes, radiator, downlighting and a uPVC double glazed window looking into the garden.

Bedroom Two

With set of fitted wardrobes, a radiator, downlighting and a uPVC double glazed window looking into the garden.

Rear Garden

A landscaped rear garden, with artificial lawn, with timber frame and pebble pathways with slabs as a gate to the driveway and a door through to the garage.

Garage & Parking

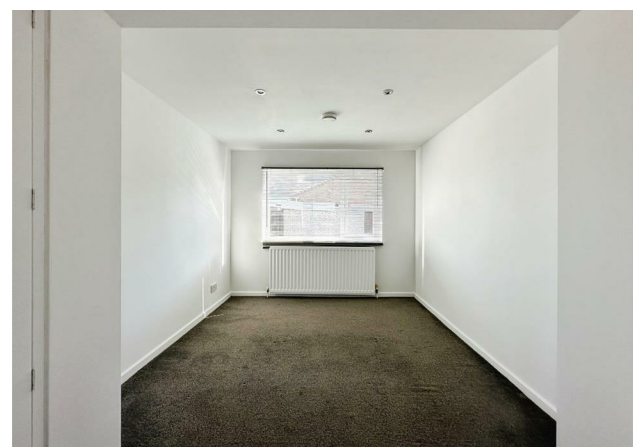
Parking for one car in front of the garage, which has a window, up and over door and pedestrian door to the garden.

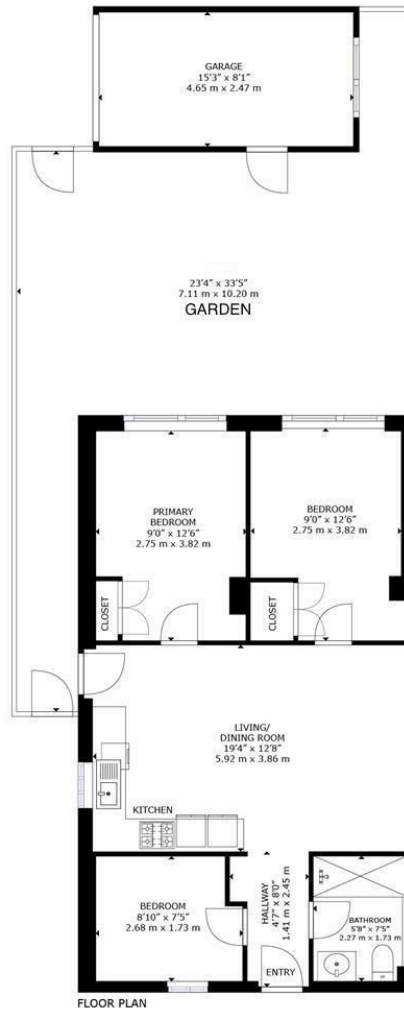
Location

Located on a sought-after residential development in Whitnash, which is a southern suburb of Leamington Spa, Crutchley Way 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 Schools such as Briar Hill, St Josephs and .St Margaret's. 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, a range of excellent private and state schools, it is a very popular place to live. There is easy access to the Leamington golf course and being south of Leamington makes it very convenient if you need Jaguar Land Rover.





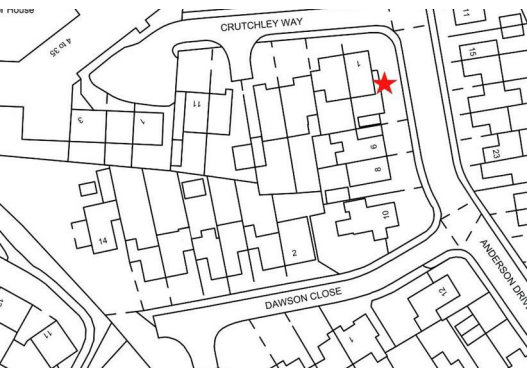
GROSS INTERNAL AREA
 FLOOR PLAN: 654 sq. ft. 61 m²
 EXCLUDED AREA: GARAGE: 122 sq. ft. 11 m²; PATIO: 435 sq. ft. 40 m²
 *SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





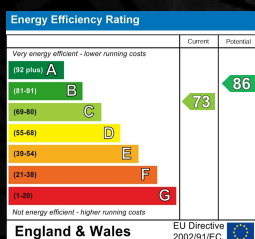
- Semi Detached
- Two Bedrooms
- Shower Room
- Low Maintenance Rear Garden
- Garage & Parking

- Extended
- Lounge Kitchen Diner
- Cul-De-Sac
- Corner Plot
- No Chain



CRUTCHLEY WAY, LEAMINGTON SPA

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



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