



O'DONNELL ROAD, WHITNASH

complete ● ● ●
SALES & LETTINGS



*RED LINE FOR GUIDANCE, ACT



A modern semi detached property situated on the Mallory Grange development built by Persimmon Homes on the edge of Leamington Spa in 2017 with the remainder of the NHBC guarantee. It comprises; Entrance hall, WC, Living room, Dining Kitchen, spacious landing, four bedrooms, en-suite to master, family bathroom, detached garage and landscaped rear garden. The location of Mallory Grange Development is to the south of Leamington Spa, provides great access to the M40, A46 and both Leamington and Warwick town centres.

Freehold Property

Entrance Hall

As you enter through an elegant wood and frosted glass front door, you're welcomed by rich hardwood flooring and the warmth of central heating. A thoughtfully designed under-stairs storage area offers practical convenience, while bespoke doors lead to the gourmet kitchen, the sophisticated living room, and a stylish guest cloakroom. A gracefully ascending staircase guides you to the first floor, setting the tone for the home's timeless charm.

Guest Cloakroom

The guest cloakroom features a sleek low-level flush WC, a contemporary ceramic hand basin, and an obscured glass window that allows for natural light while maintaining privacy. A ceiling light fixture completes the space.

Kitchen/Diner

The heart of the home is a beautifully appointed family dining kitchen, finished with hardwood flooring and an extensive range of high and low-level cabinetry. A sleek stainless steel double sink with mixer tap sits beneath a double-glazed window that frames the front aspect, filling the space with natural light. Culinary enthusiasts will appreciate the integrated gas hob and oven, complemented by a stainless steel extractor fan. Integrated appliances—including a dishwasher, fridge/freezer, and washing machine—blend seamlessly into the elegant design. A centrally positioned heating radiator ensures year-round comfort in this stylish and functional space.

Living Room

A spacious and elegantly designed living room offers an inviting retreat, featuring hardwood flooring and bathed in natural light from a large double-glazed window and charming French doors that open onto the rear garden. Thoughtfully appointed with a central heating radiator for comfort, the space also includes a TV point and a ceiling light fixture.

Family Bathroom

The bathroom is fully tiled to a high standard, featuring a sleek low-level flush WC, a stylish ceramic pedestal basin, and a contemporary bath with overhead shower and mixer tap. An obscured double-glazed window provides natural light while ensuring privacy. Additional features include a central heating radiator and an integrated extractor fan, combining comfort with design.

Master Bedroom (2nd Floor)

The beautifully presented master bedroom exudes comfort and style, featuring dual-aspect double-glazed windows that flood the space with natural light. Floor-to-ceiling fitted wardrobes offer elegant storage solutions, while plush carpeting adds warmth and softness underfoot. Additional highlights include a central heating radiator, ceiling light point, loft hatch access, and discreet eaves storage.



Bedroom Two

A generously proportioned double bedroom, fully carpeted for comfort, with a large double-glazed window overlooking the front elevation. This inviting space also features a central heating radiator, TV point, and ceiling light fixture.

Bedroom Three

This generous double bedroom is beautifully appointed with soft carpeting underfoot and a large double-glazed window framing views of the rear elevation. Warmth and comfort are ensured with a central heating radiator, while a ceiling light point completes the space.

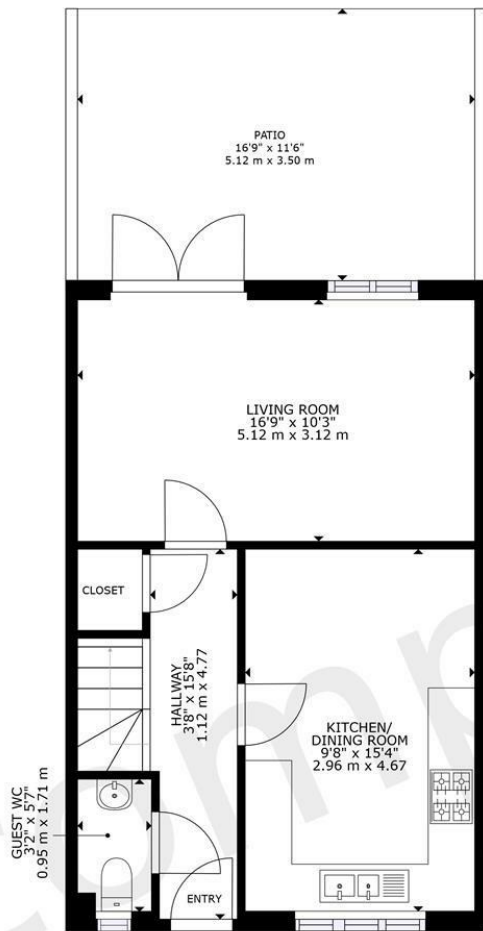
Bedroom Four

Currently utilised as a stylish home office, this versatile space benefits from a double-glazed window that invites in natural light, a central heating radiator for year-round comfort, and a ceiling light point. Whether as a workspace, guest room, or additional bedroom, it offers flexibility to suit your lifestyle needs.

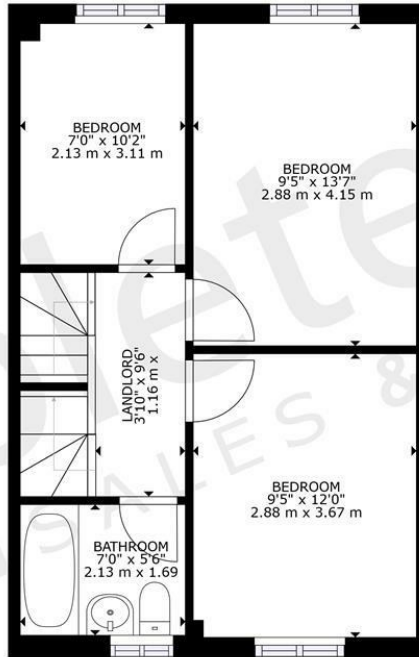
Garden And Parking

The fully enclosed and meticulously manicured rear garden is a private sanctuary, predominantly laid to lush lawn and framed by mature trees and vibrant shrub borders. Two charming patio areas provide perfect spots for outdoor dining and relaxation. Gated side access leads to a generous driveway with space for up to four vehicles, in addition to a detached garage, offering both convenience and ample storage.

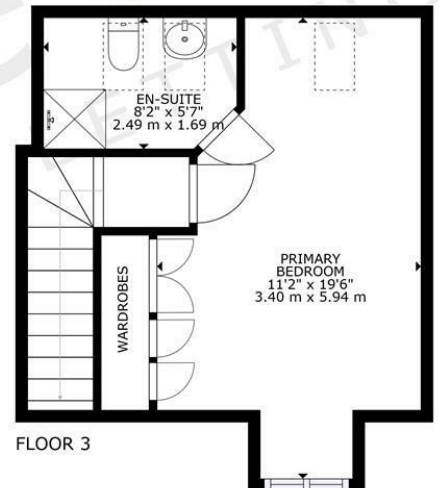




FLOOR 1



FLOOR 2



FLOOR 3

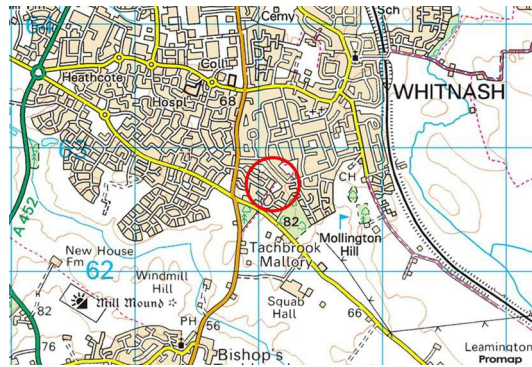
GROSS INTERNAL AREA

FLOOR 1: 459 sq. ft, 42 m², FLOOR 2: 460 sq. ft, 43 m²
FLOOR 3: 257 sq. ft, 24 m², **TOTAL: 1,176 sq. ft, 109 m²** EXCLUDED AREA: PATIO: 198 sq. ft, 18 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



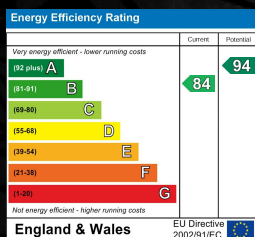


- Semi Detached Property
- Family Home
- Living Room
- Master Bedroom With En Suite
- Beautiful Garden
- Four Bedrooms
- Kitchen/Diner
- Guest Cloakroom
- Garage And Driveway
- Convenient Location



O'DONNELL ROAD, 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

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