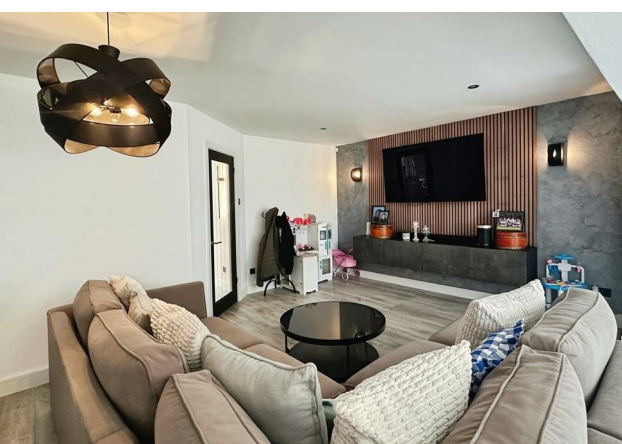
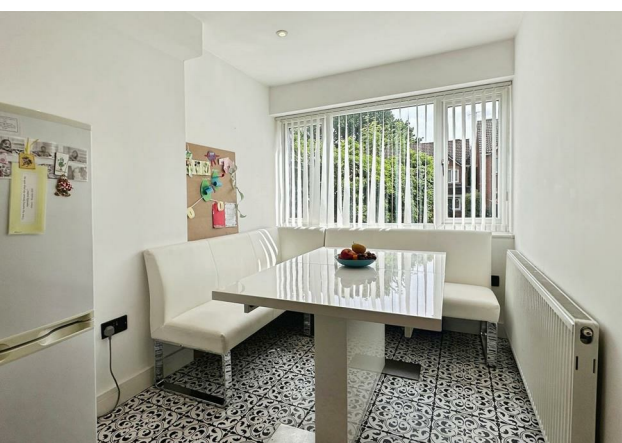
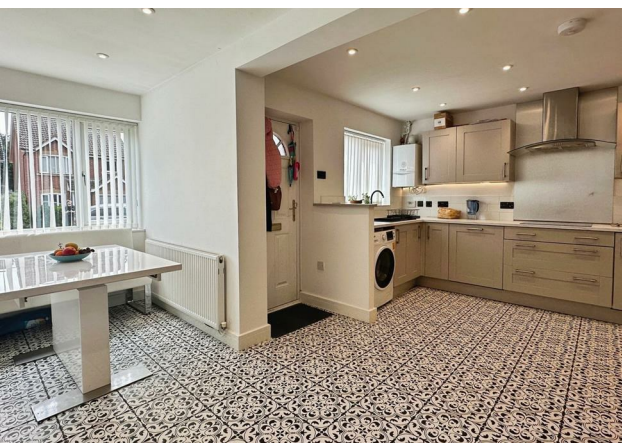




WYCH ELM DRIVE, OFF ST HELENS ROAD

complete ●●●
SALES & LETTINGS





A stylish & extended detached home in a prime South Leamington location. Nestled within a green development just off St Helens Road—south of the town centre and train station—this beautifully extended detached home offers a perfect blend of modern style and family-friendly living. The spacious, open-plan design features an entrance that flows seamlessly into a stunning kitchen-diner complete with a contemporary media wall, a guest WC, and a large lounge-diner with vaulted ceiling. Upstairs, three bedrooms, including a principal bedroom with en-suite, and a modern family bathroom. Outside is a rear garden, plus off-road parking for several cars at the front. This home is offered with no onward chain, ensuring a smooth move for the new owners. The development also enjoys a local children's play area and Wych Elm Park adorned with mature trees, creating a wonderful community atmosphere.

It's in the details...

Entrance

A composite entrance door steps into the open plan kitchen breakfast room.

Kitchen Breakfast Room

With stylish pattern tile flooring, and a modern finished kitchen with brushed chrome handles, which includes white marble effect worktops, a one-and-a-half bowl black sink, a four-ring induction hob with extractor over. There's a one-and-a-half fitted oven, under-counter fridge, under-counter freezer, a dishwasher and space and plumbing for a washing machine. There is under-counter lighting, a wall-mounted valiant boiler downlighting and a UPVC double glazed window to the front. There was a media wall with lighting and a box for a TV. There is further down lighting, a radiator and a space for a dining table with a uPVC double glazed window. There's a black door to the guest WC, a glazed black door through to the living room and stairs rise to the first floor.

Guest WC

With a continuation of the pattern tile flooring, a floating handbasin with a black mixer tap, a radiator, a toilet and an extractor.

Lounge Diner

A huge extended lounge diner which is the full width of the property. There's a feature wall with panelling and floating storage and wall lights. Timber effect laminate flooring, tall black radiator. There's a tall atrium uPVC double glazed extension, with an insulated roof and French doors to the garden.

Landing

A carpeted landing with uPVC double window over the stairs. There is a stylish wall light, black doors to a storage cupboard above the stairs, three bedrooms and the family bathroom.

Bedroom One

A double bedroom with wall lighting, fitted wardrobes, a radiator, a uPVC double glazed window to the front elevation and a sliding door through to the en-suite.

En-Suite

Which has a vanity unit cupboard with surface mounted bowl sink and black monobloc mix it up. There is a toilet, a radiator and an extractor, a bi-fold glass door to the tile shower which has an electric shower. UPVC double glazed window.



Bedroom Two

A double bedroom with a UPVC double glazed window and a radiator.

Bedroom Three

A bedroom with a UPVC double-glazed window and a radiator.

Bathroom

Stylish bathroom, which has a bath with a glass shower screen, a black mixer tap and a thermostatic black rainfall shower with hand attachment. Black plate towel radiator, floating vanity drawer with stone style bowl sink with surface mounted black mono-bloc mix it up. There was a toilet, extractor, and tiled splashback as well as an LED mirror.

Rear garden

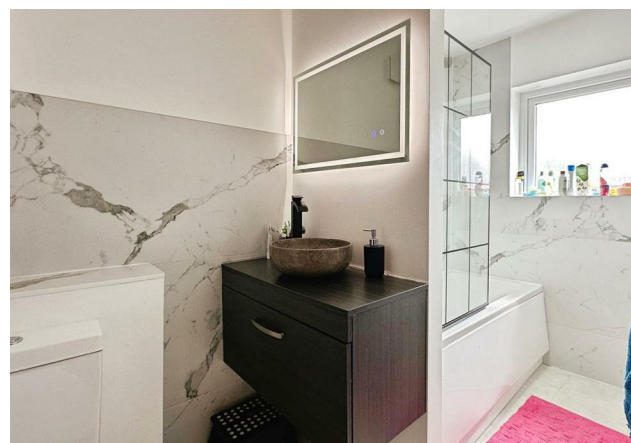
Raised lawn, with steps up. A patio to the rear. Side gate to the front.

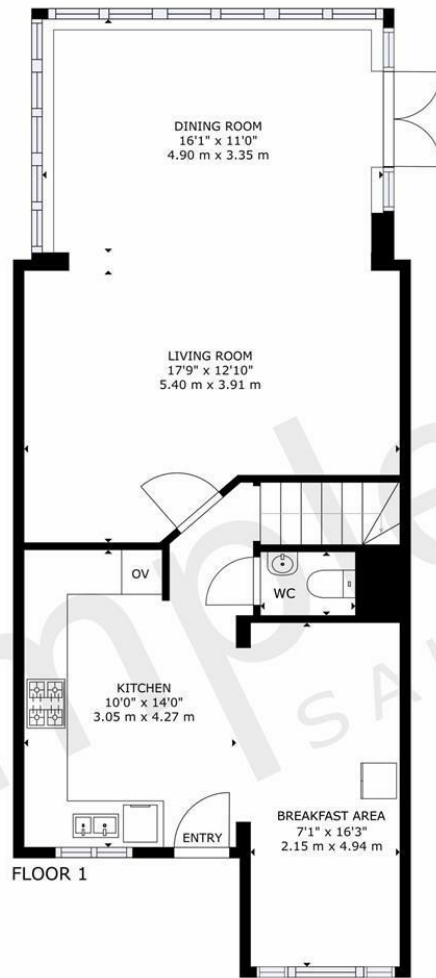
Driveway

There's a tarmac driveway and an extended block paved drive for parking 2 to 3 cars.

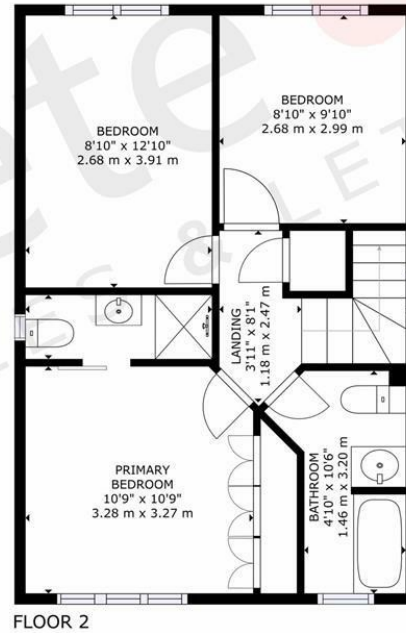
Location

Positioned on a popular modern development built by Bovis Homes, set in a nature reserve, with Wych Elm Park, just South of Leamington Spa town centre. For convenience, there is a precinct of local shops within a half



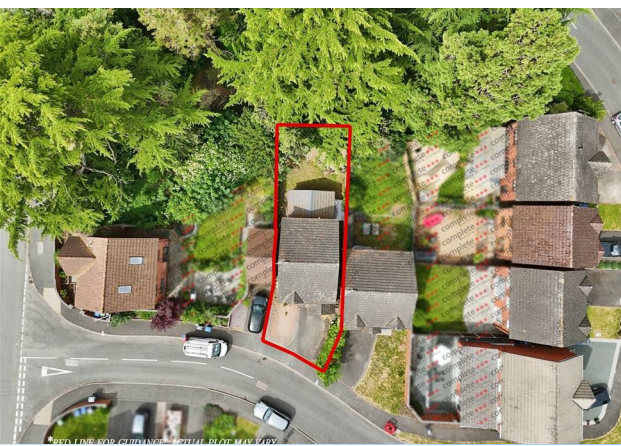


complete
SALES & LETTINGS



GROSS INTERNAL AREA
FLOOR 1: 712 sq. ft, 66 m², FLOOR 2: 489 sq. ft, 45 m²
TOTAL: 1,201 sq. ft, 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert

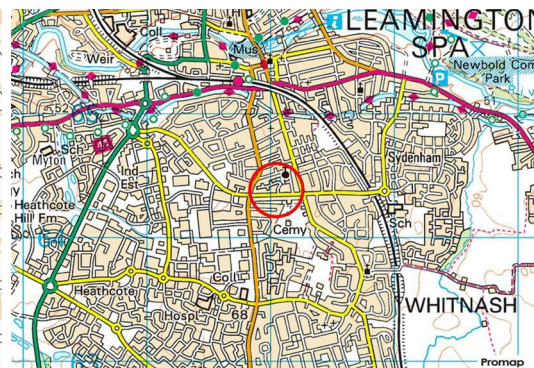


mile, whilst within a mile, there is a supermarket with a petrol station and Leamington Retail Park within a mile. The Parade, at the heart of the town centre, is approximately one mile away and offers a wide range of cafés, restaurants and retail outlets. Leamington Spa railway station is also within a mile, this offers direct commuter links to London, Birmingham and a wide range of further centres.



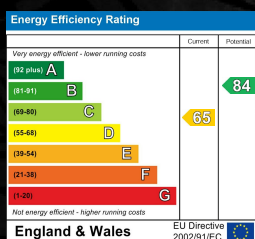
- A Bovis Homes Development
- Three Bedrooms
- Atrium Lounge Diner
- En-Suite & Bathroom
- Beautiful Wych Elm Park

- Extended Detached
- Open Plan Kitchen Breakfast
- Guest WC
- Off Road Parking
- No Chain



WYCH ELM DRIVE, 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

complete ● ● ●
 SALES & LETTINGS