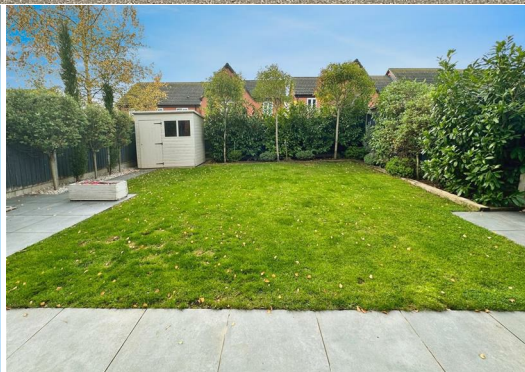




ADMIRAL WAY, CHESTERTON GARDENS

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SALES & LETTINGS



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FOR SALE



A 2016 AC Lloyd detached built to the 'Doddington' design with solar panels in the popular Chesterton Gardens area of Whitnash, facing a green and a children's play area. Originally a three bed but now has been converted to a four bedroom detached being offered no onward chain and fitted solar panels resulting in an A grade EPC. Comprises a hall, a bay fronted living room, a fitted kitchen diner, utility and guest WC. Upstairs has four bedrooms, an en-suite and a family bathroom. There is a landscaped attractive South facing garden, a garage and parking side-by-side for two cars. A popular location South East of Leamington spa full of green areas, children's play areas and nature walks.

It's in the details...



Entrance

With twin glazed composite entrance door leads into the hallway, which has fitted door matting, a carpeted staircase leading to the first floor and a cupboard housing the electric consumer unit which has useful shelving. There is a radiator and door through to the living room.

Living Room

A spacious living room, with a uPVC double glazed square bay window enjoying green views to the front. There is under-stair storage cupboard, feature half-height panelling, a radiator and glazed internal door through to the kitchen diner.



Kitchen Diner

There is timber effect Karndean luxury vinyl tile flooring, there is a fitted matte white kitchen, with black handles. Square edge timber effect worktops with a double fitted oven, a four ring gas hob, with a white glass splash-back and an extractor over. Single bowl stainless steel sink with mixer tap & drainer, a fitted fridge freezer, boiler cupboard housing the gas boiler. There is a fitted dishwasher, grey tiled bevelled edge splash-back tiling and under-counter lighting. Downlights, a uPVC double glazed window, a radiator and uPVC double glazed French doors with fitted blinds to the landscaped garden. Square opening through to utility.

Utility

With a continuation of the timber effect Karndean luxury vinyl tile flooring, space and plumbing for washing machine, space for a dryer, a square edge timber effect worktop, a uPVC double glazed window to the garden and a door to the guest WC.



Guest WC

With a continuation of the timber effect luxury vinyl tiled flooring, there is a sink with a mixer tap, a radiator, a toilet, an extractor and a uPVC double glazed window.

Landing

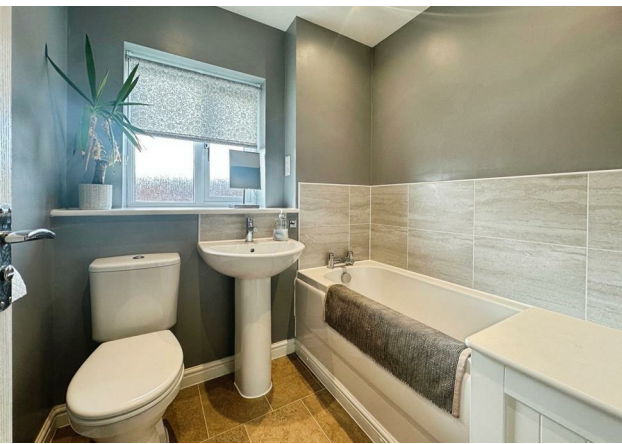
A carpet landing with a loft hatch to the part-boarded loft, which has a ladder and a light. Doors lead to the four bedrooms and family bathroom.

Bedroom One

A spacious main bedroom which is beautifully decorated, has a wall of fitted wardrobes, a radiator and a uPVC double glazed window with green-views to the front. Door to the en-suite.

En-Suite

Fitted with a glass quadrant shower enclosure, with a mains 'rainfall' thermostatic shower that has a handheld attachment. There is a pedestal hand wash basin, with a mixer tap, a chrome towel radiator, a toilet, an extractor, an electric shaver point, downlights, Karndean style tiled flooring and a uPVC double glazed window.



Bedroom Two

A double bedroom which has a radiator and a uPVC double glazed window with a green view to the front.

Bedroom Three

A double bedroom with feature half-height panelling, a radiator and a uPVC double glazed



window overlooking the rear garden.

Bedroom Four

The single bedroom, with a radiator and a uPVC double glazed window overlooking the rear garden.

Bathroom

Fitted with a white suite comprising of a bath, pedestal hand wash basin mixer tap, a toilet, chrome towel radiator, and electric shaver point, down-lights, an extractor, Karndean tile effect flooring, tiled splash-backs and a uPVC double glazed window.

Rear Garden

There's a stylish patio area, with a pathway leading to the hardstanding for a shed. Lawn with timber sleeper retained bedding borders full of evergreen and small trees. Outside tap, outside light and pathway leading to the gate to the front & the pedestrian door to the garage.

Garage

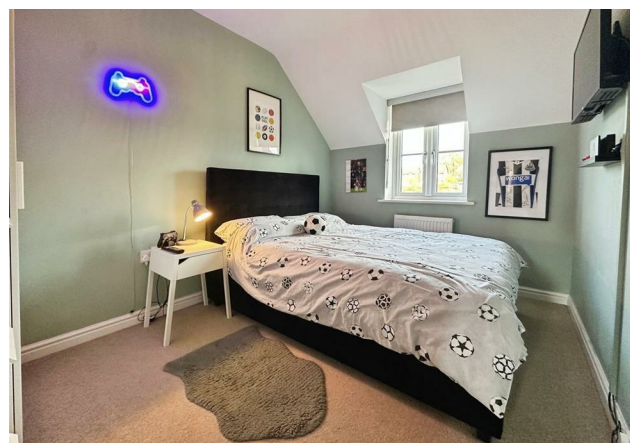
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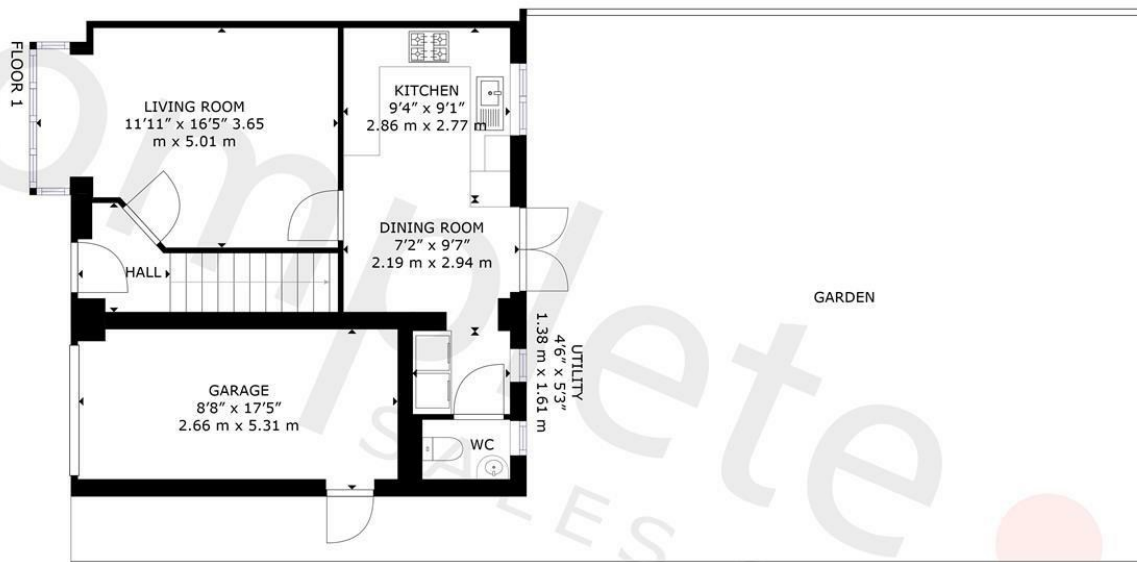
Parking & Front

Off-road parking for two cars side-by-side as well as a stoned frontage with an area of planting.

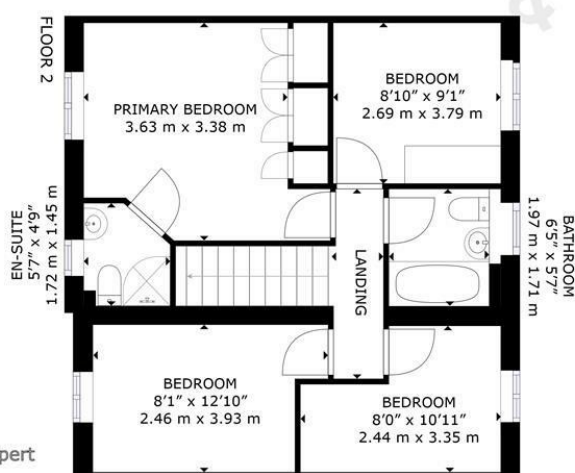
Location

Chesterton Gardens is an AC Lloyd development, forming part of the increasingly popular Sydenham/Whitnash location. The area boasts key amenities including a local doctor surgery, a supermarket, a post office, Sydenham Primary School and Campion School all





The Leamington Property Expert



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GROSS INTERNAL AREA
FLOOR 1: 450 sq. ft, 42 m², FLOOR 2: 581 sq. ft, 54 m²
TOTAL: 1,031 sq. ft, 96 m²
EXCLUDED AREAS: GARAGE: 170 sq. ft, 16 m²,m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY



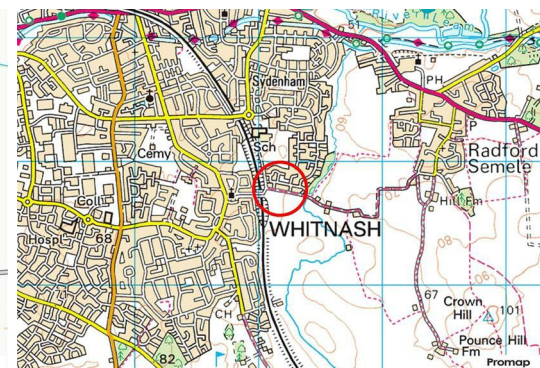
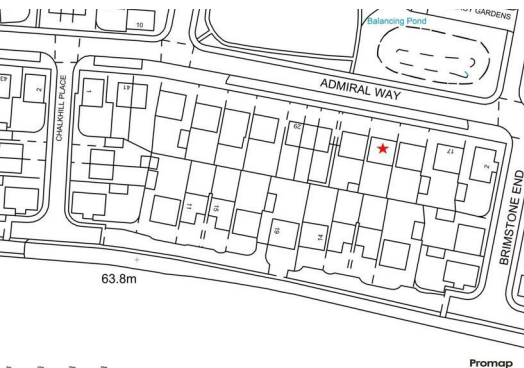
with in a short walk of each other. The property is also conveniently located near multiple parks, including a children's play area, and is just a short walk from the Whitnash Brook nature reserve. The nearby road network provides excellent access to the local towns in the vicinity, including the M40 and the Leamington Spa train station with its direct service to London Marylebone .



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY

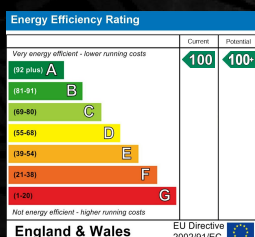
- AC Lloyd 'Doddington' Design
- Solar Panels - A Grade EPC
- Kitchen Diner
- Bathroom & En-Suite
- Garage & Parking

- Now Four Bedroom Detached
- Bay Fronted Lounge
- Utility & WC
- South Facing Garden
- Lovely Green Aspect



ADMIRAL WAY, LEAMINGTON SPA

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



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