



HOLYOKE GROVE, WHITNASH

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FOR SALE



A detached family home built by the Builders Crest Nicholson in around 2002. The property comprises an entrance hall, guest WC, a breakfast kitchen, a full-width lounge diner, a conservatory, three well-proportioned bedrooms, an en-suite and a family bathroom. It includes a pleasant landscaped South facing rear garden and off-road parking to the front for 2 cars. There is a garage. The property is well situated on the outskirts of Whitnash, in a cul-de-sac near the Leamington & County Golf Club. Whitnash is great for local schools, access to the M40 and access to Leamington town centre and the local train station with its direct train service to London Marylebone.

It's in the details...

Hallway

Black entrance door leads into the hallway, which has timber effect laminate flooring, coving, a radiator, carpeted staircase leads to the first floor. Doors through to the kitchen breakfast, guest WC and lounge diner. There's also internal door through to the garage.

Guest WC

Fitted with a toilet, pedestal hand wash basin, tile flooring, radiator, down light and an extractor.

Kitchen Breakfast

Fitted with timber effect units with brushed chrome handles, roll top work Services with a one and a half bowl stainless steel sink with mixed up and drainer. There is a fitted oven, flooring gas hob and extractor over space and plumbing for washing machine, fitted fridge freezer, area for breakfast table, downlighting, cupboard Housing the Gas boiler There is a UPVC double glaze window to the front inside elevation as well as a UPVC double glazed door to the side passage. Tiled flooring.

Lounge Diner

Timber effect laminate flooring into the full width space which has coving, two radiators, essential gas fireplace with painted timber surround. There is a UPVC double glaze window and a large opening through to the conservatory.

Conservatory

Which has laminate flooring, polycarbonate roof and French doors to the garden.

Landing

Bedroom One

A spacious double bedroom that has a wall fitted wardrobes, a radiator, a uPVC double glazed window overlooking the garden. There is coving and a door to the en-suite.

En-Suite

With a double width shower enclosure, with a glass sliding door and electric shower. There is a pedestal hand wash facing, a toilet, half tile walls, a radiator, down-lights, an extractor, an electric shaver point and a uPVC double window.

Bedroom Two

A double bedroom which has two double fitted wardrobes, coving, radiator and a uPVC double glazed window.

Bedroom Three

A good sized 3rd bedroom, which has a radiator and a uPVC double glazed window.



Bathroom

Fitted with a bath, pedestal hand wash basin and toilet. There is an extractor, some tiling and a radiator.

Rear Garden

The South facing garden is laid to contoured lawn there is a good area of sweeping patio. There is planting borders and the garden has a perimeter timber fencing with cement posts.

Garage

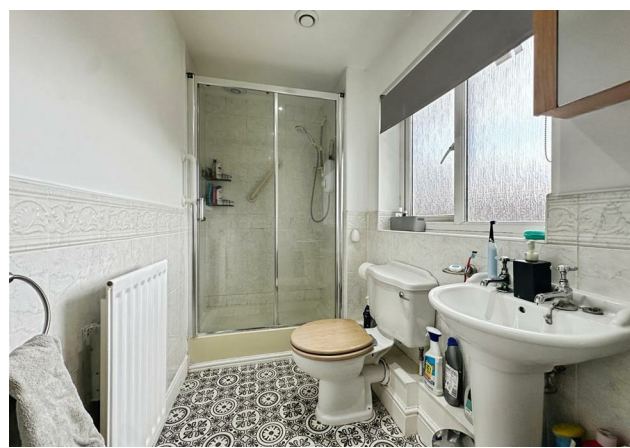
With an up-and-over door, power and lighting.

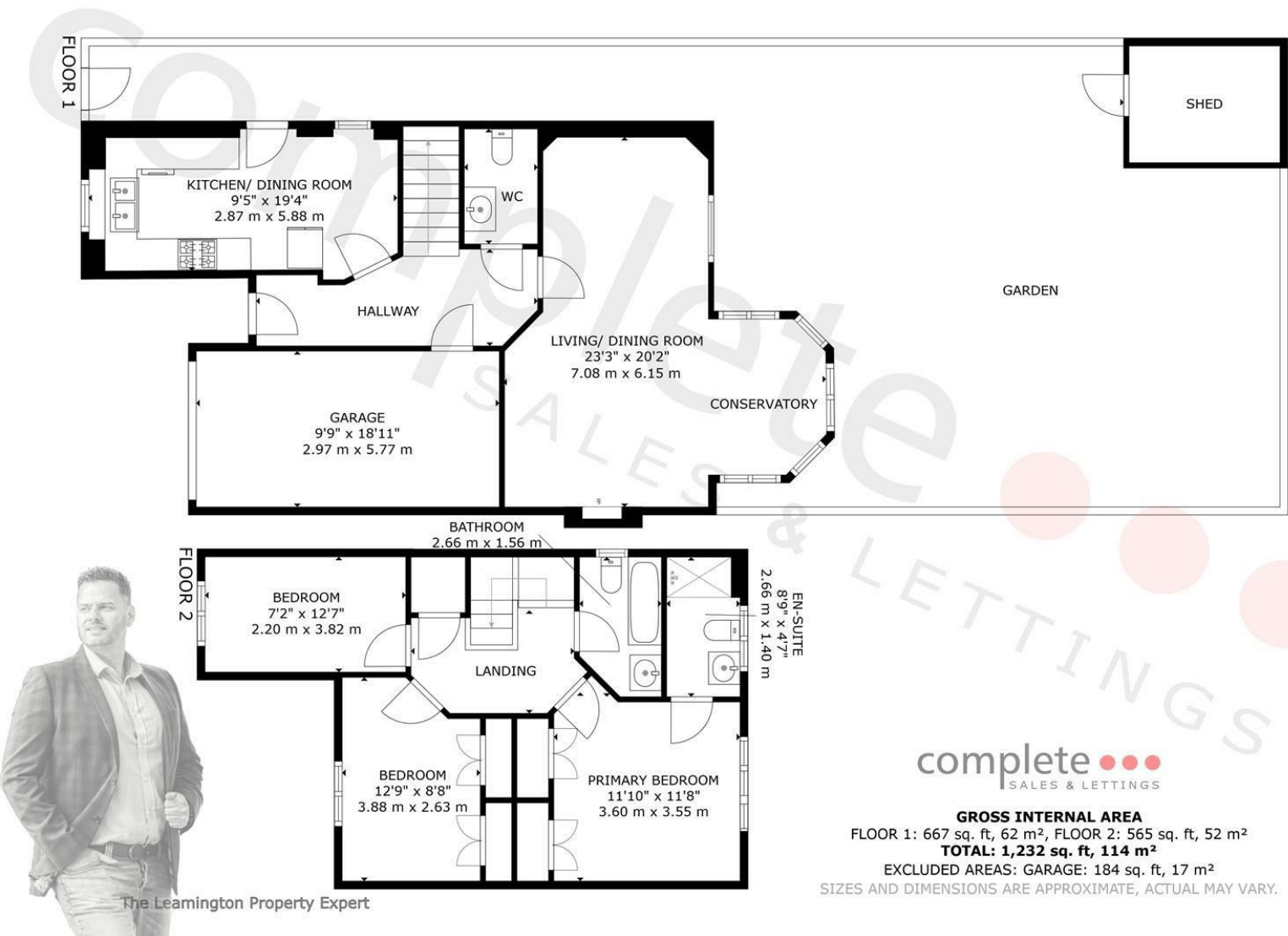
Parking

The front has blocked paved drive for parking two cars side-by-side. An outdoor light and a canopy porch that leads to the front door. There is a gated side passage and outside tap.

Location

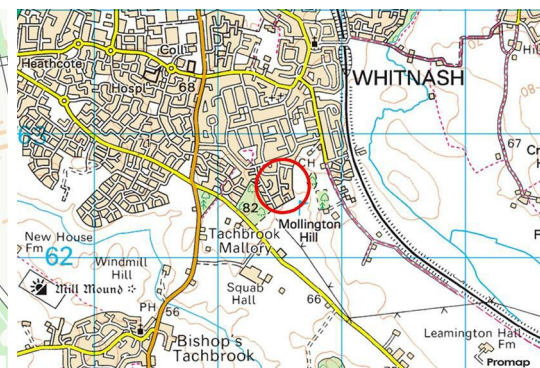
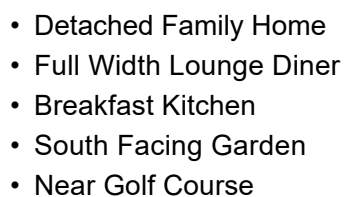
Located on a sought-after residential development in Whitnash, a southern suburb of Leamington Spa close to Warwick Gates, Erica Drive is a cul-de-sac close to the Leamington & County Golf Course and surrounding countryside. Well positioned for access to M40, Whitnash has a variety of social clubs, pubs,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





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