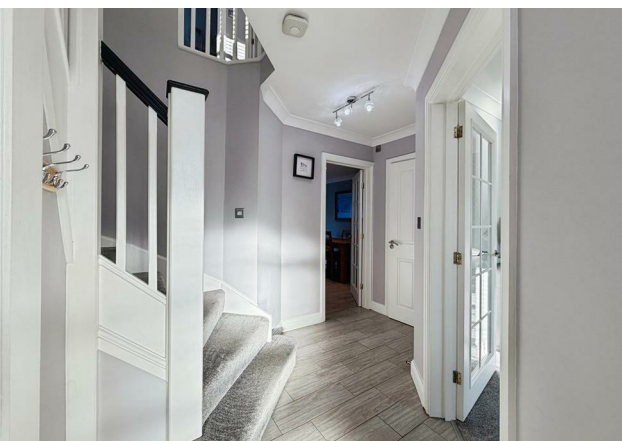


ANDERSON DRIVE, WHITNASH

complete ● ● ●
SALES & LETTINGS





Nestled at the base of a charming green cul-de-sac overlooking the picturesque Leamington golf course, this spacious extended & detached family home offers an idyllic lifestyle. Crafted by Crest Nicholson Builders in 1999, this property is situated in the highly sought-after area of Whitnash. The home features a porch, entrance hall, guest WC, an extended family kitchen diner and a bay fronted living room, providing ample space for family gatherings and entertaining. Upstairs are four double bedrooms, an en-suite, and a family bathroom. Additional highlights include parking for 2 cars, gardens to rear and a garage.

It's in the details...

Porch

A UPVC double glazed entrance doors leading into a tiled porch, with an entrance door with side window that leads to the hallway

Hallway

tiled entrance hall which has coving, a radiator, a storage cupboard and a carpeted staircase that leads to the first floor. There is a glazed door to the living room, Nest thermostat, glazed door to the family kitchen diner and door to the ground floor WC.

Guest WC

Fitted with a toilet, a pedestal hand wash basin, a chrome mixer tap, a radiator, tiled flooring and tile splash-back. There is coving, down-lights and an extractor.

Living Room

There is a uPVC double glazed bay to the front, with fitted blinds, wallpaper wall, there's an attractive central gas fireplace, coving and the radiator.

Family Kitchen Diner

An open plan fully tiled space which has been extended to the rear to divide a family space which has a feature wallpaper wall, a UPVC double glazed roof lantern, media wall recesses for sound bar and has a fitted electric remote controlled fireplace. UPVC double glazed windows to the garden, which has remote control controlled fitted blackout blind. There is a large space for a dining table which has downlighting above and the kitchen is a very modern heritage style grey fitted kitchen with long brushed chrome handles and white quartz worktop which includes engraved drainer and sunken stainless steel sink with surface mounted mixer tap and a instant Quooker boiling water tap. There is a fitted dishwasher, fitted washing machine, space for a large range Star gas cooker with black glass splashback and extract it over. There is deep pan drawers and condiment racks, space for an American style which freezer and there is court splashback and shelving to the UPVC double glaze window that looks to the garden. There is under counter lighting, kickboard lighting, there's a uPVC double glazed door to the garden and a door through to the garage. There was a two column grey anthracite tall radiator. There is a variety of high-level plugs ready for Sonos style speakers.

Landing

A carpeted landing with painted balustrade, beautifully decorated with coving, loft hatch and doors through to the four bedrooms and family bathroom. There is a double door and in cupboard with a hot water tank and shelving.

Bedroom One

Spacious double bedroom with a UPVC double glazed window enjoying the front golf and tree line views, two fitted wardrobes, radiator, feature wallpaper wall and coving. Door to ensuite.

En-Suite

With a double whip sliding door shower enclosure with electric shower, there is a pedestal hand wash basin, toilet, tile splashback, tile flooring, UPVC double glaze window, downlights and an extra extractor.

Bedroom Two

A spacious double bedroom which has a UPVC double glazed window, two double fitted wardrobes and coving.

Bedroom Three

A double bedroom, with a feature wallpapered wall, coving, radiator and a uPVC double glazed window to the rear.



Bedroom Four

With feature wallpapered wall, a radiator, coving, a uPVC double glazed window.

Family Bathroom

Which has a bath, with a chrome mixer tap & handheld shower attachment, a static shower screen and an electric shower over. The bathroom is fully tiled and has a vanity storage unit, with a concealed waste toilet and hand-basin. There is a white traditional radiator & chrome towel radiator. There is an electric shaver point, coving, down-lights, an extra extractor and a uPVC double glazed window.

Rear Garden

The rear garden has an extended patio, pathway leads to a hardstanding ideal for a shed. It was a good area of lawn which is maintained with timber fencing and brick wall. Then outside light, outside tap and a gate to the passageway that leads to the front.

Front

Parking for 2-3 cars side-by-side, pathway leads to the gates to the garden and there is an electric vehicle charging point.

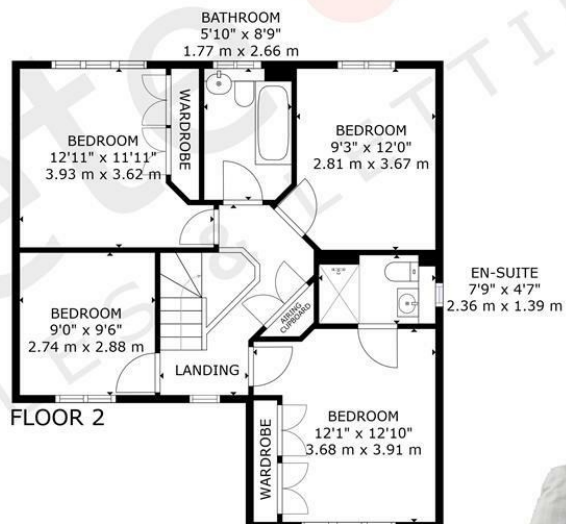
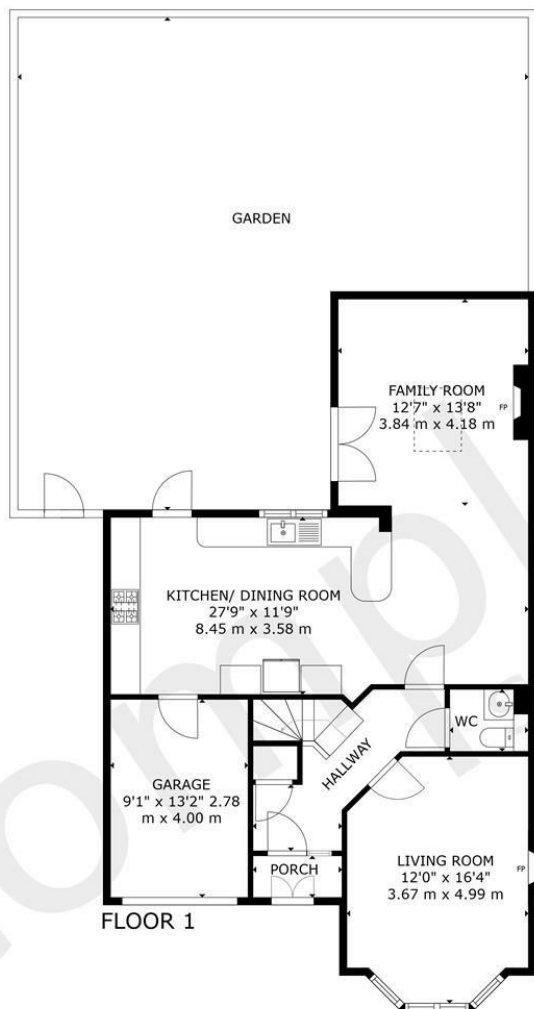
Garage

Up and over front door, power and electrics and door to The kitchen.

Location

Located on a sought-after residential development in Whitnash which is a southern suburb of Leamington Spa close to Warwick Gates, Anderson Drive is a cul-de-sac facing 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 School catchments 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,





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GROSS INTERNAL AREA
FLOOR 1: 875 sq. ft, 81 m², FLOOR 2: 699 sq. ft, 64 m²
TOTAL: 1,574 sq. ft, 145 m²
EXCLUDED AREA: GARAGE: 120 sq. ft, 11 m²
GARDEN: 849 sq. ft, 78 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.

