



WEILERSWIST DRIVE, WHITNASH

complete ●●●  
SALES & LETTINGS









An extended semi-detached home built by AC Lloyd in 1999, positioned in a highly popular and family-friendly area of Whitnash, just South of Leamington Spa. This spacious and well-designed property comprises an entrance hall, a bay-fronted living room, a generous kitchen diner, a bright garden room, a guest WC, four bedrooms, a family bathroom, and a good-sized rear garden ideal for entertaining. Additional benefits include a garage, off-road parking and a practical layout that suits modern living. Conveniently located just off Heathcote Road in Whitnash and near popular schools, the home offers excellent access to Jaguar Land Rover, the M40, Leamington town centre and the train station, making it perfect for commuters and families alike.

It's in the details...

#### Entrance Hall

A modern composite entrance door with two leaded windows leads into the tiled hallway, which has a radiator, a door to the guest WC and open doorway to the living room.

#### Guest WC

With a continuation of tile flooring, a uPVC double glazed window to the front, a toilet, a corner hand basin and a radiator.

#### Living Room

A spacious living room, which has a uPVC double glazed bay window with a deep use of shelf. There is a wood burning stove on a large corner slate hearth, there are two radiators, a carpeted stairs leads to the first floor with an under stair storage cupboard. There is a glazed internal door through to the kitchen diner.

#### Kitchen Diner

With timber effect Karndean luxury vinyl tiled flooring, a white gloss kitchen, with brushed long chrome handles, a one-and-a-half bowl white sink, with a mixer tap and drainer. There is a fitted oven, four ring gas hob and an extractor over. Space and plumbing for a dishwasher, space and plumbing for a washing machine also space for another under-counter appliance. White bevelled edge brick tiling, a uPVC double glazed window overlooking the rear garden. There is a wall mounted Baxi 800 boiler. Space for a dining table, which has lighting above, a radiator and squared opening through to the garden room.

#### Garden Room

Which is a continuation of the Karndean luxury vinyl tile flooring, there is a radiator, uPVC double glazed windows and French doors. There is an insulated roof with down-lighting and a timber Velux window.

#### Landing

A carpeted landing with painted balustrade and handrail, airing cupboard with hot water tank and shelving. Doors lead to the four bedrooms and family bathroom. Loft hatch to the part boarded loft, which has a pulldown ladder and a light.

#### Bedroom One

A spacious double bedroom with a radiator, a uPVC double glazed window to front elevation and double fitted wardrobe.

#### Bedroom Two

A large double bedroom with uPVC double window overlooking garden and a uPVC double glazed window to the front elevation. The room has two radiators.

#### Bedroom Three

Spacious double bedroom with a radiator and a uPVC double glazed window overlooking the garden.

#### Bedroom Four

A single bedroom which would be ideal as a office or nursery. There is a uPVC double glazed window and a radiator.

#### Bathroom





Fitted with a p-shaped white bath with a curved shower screen, a chrome mixer tap with hand held shower attachment. There is a pedestal hand wash basin chrome mixer tap, a toilet, fully tiled space which has an extractor and a chrome towel radiator. A uPVC double glazed window.

#### Rear Garden

There's a good size garden, with lawn. To the back of the garden is a large stone area. There is a pathway that leads from the garden room down the side of the property to the front which has a timber gate. The garden is enclosed with perimeter fencing.

#### Garage

With an up-and-over door, power and lighting. A glazed door to the garden.

#### Parking & Front

There is a tarmac parking space, a pathway that leads to the timber & tiled storm porch above the front door. Area of lawn as well as planting borders. Gate to the rear garden.

#### Location

Weilerswist Drive forms part of a popular AC Lloyd development- Cox's Orchard, which is a well-regarded family estate in Whitnash just off Heathcote Road, which is well served with excellent local amenities including shops, post office, Schools such as Briar Hill, St Joseph's and St Margaret's. There are several public houses, several Churches - St. Margaret's Church, St Joseph's and the Methodist Church and a Sports Club. The towns of Leamington Spa and Warwick lie within approximately two and three miles respectively and offer easy access to the M40 motorway, providing a fast commuter link. Great location for Jaguar Land Rover and Aston Martin employees with Gaydon just 10 minutes away. The train station is around 20 minutes walking distance too.





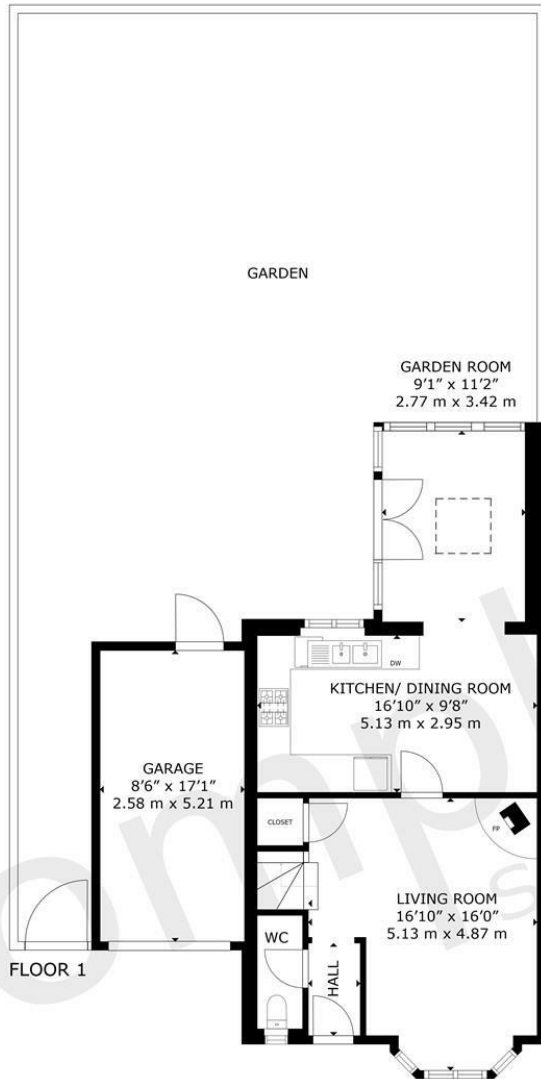
**GROSS INTERNAL AREA**

FLOOR 1: 532 sq. ft, 49 m<sup>2</sup>, FLOOR 2: 555 sq. ft, 51 m<sup>2</sup>

**TOTAL: 1,087 sq. ft, 100 m<sup>2</sup>**

EXCLUDED AREAS: GARAGE: 145 sq. ft, 13 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

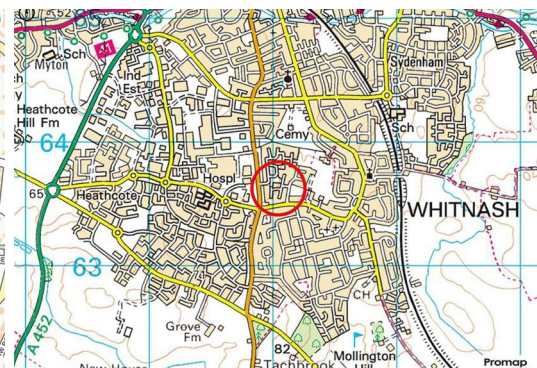






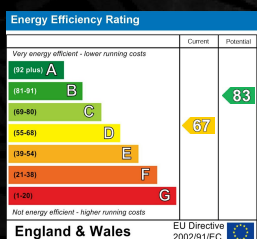
- AC LLOYD 1999
- Four Bedrooms
- Kitchen Diner
- Guest WC
- Front & Rear Gardens

- Extended Semi Detached
- Bay Fronted Lounge
- Garden Room
- Garage & Parking
- South Of Leamington



## WEILERSWIST DRIVE, LEAMINGTON SPA

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



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