

## **PROPERTY SUMMARY**

Spacious 3-Bed Home with Exceptional Open Plan Living – 967 sq ft – North East Learnington Spa Tucked away in a peaceful cul-de-sac in North East Learnington Spa, this beautifully presented modern home offers a rare blend of style, space, and convenience. Spanning an impressive 967 sq ft, this well-designed property delivers far more living space than

feature is the bright and sociable open-plan ground floor – a generous living, dining and kitchen space ideal for modern life. The kitchen has been thoughtfully designed with a full range of good-quality integrated appliances, making it practical as well as

busy mornings or hosting guests. Outside, a private south-facing courtyard garden offers a sunny low-maintenance retreat, and the driveway comfortably accommodates two vehicles.

Whether you're a first-time buyer, professional couple or looking to downsize without compromise, this home is a true find.























Ground Floor





Total area: approx. 89.9 sq. metres (967.4 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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