



Connells

Spa View
Whitnash Leamington Spa



Property Description

A well presented three double bedroom semi detached home situated in a quiet cul-de-sac location within the sought after area of Whitnash, offering spacious and versatile accommodation ideal for modern family living.

The ground floor features a welcoming entrance hallway with a convenient downstairs W/C, leading through to a generous open plan living dining and kitchen space - perfect for entertaining and everyday life. In addition there is a separate family room which could also be used as a home office, along with a useful utility room providing further practicality.

Upstairs, the property offers three well proportioned double bedrooms, the master bedroom benefitting from its own ensuite shower room. A modern family bathroom completes the first floor.

Externally the property enjoys a driveway providing off road parking for two to three vehicles. To the rear is a private, lawned garden with gated side access offering excellent potential to extend (STPP).

Approach

The property is set back from the road behind the generous lawned fore garden and the driveway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway comprising a built-in cupboard housing the central heating boiler and doors to the downstairs W/C and the lounge/diner.

Downstairs W/C

Fitted with a wash hand basin with vanity unit, a low level W/C, a radiator and a double glazed window to front elevation.

Lounge Diner

17' 7" max x 17' 6" (5.36m max x 5.33m)

Spacious open plan lounge dining room having a radiator, stairs rising to the first floor, open to the kitchen area and double glazed French doors leading to the garden.

Kitchen

8' 7" x 9' 6" (2.62m x 2.90m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back area, incorporating a one and a half bowl, sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over and a fridge/freezer. With a breakfast bar and a double glazed window to front elevation.

Family Room

15' 11" x 9' 3" (4.85m x 2.82m)

Converted garage comprising a radiator, a double glazed window to front elevation and a door into the utility.

Utility Room

9' 4" x 3' 9" (2.84m x 1.14m)

With space for washing machine and a door to the garden.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft and doors to all bedrooms and the family bathroom.

Master Bedroom

14' 8" x 8' 9" (4.47m x 2.67m)

Double bedroom with a double glazed window to the front elevation and a door to the;

En-Suite

Three piece suite fitted a wash hand basin, double walk-in shower and a low level W/C. Having a shaver point, heated towel rail, partly tiled walls and a double glazed dormer window to elevation.

Bedroom Two

13' 9" with restricted head height x 9' 3" (4.19m with restricted head height x 2.82m)

Double bedroom benefitting from storage into the eaves, a radiator and a double glazed window to the front elevation.

Bedroom Three

8' 4" x 8' 8" (2.54m x 2.64m)

Having a radiator and a double glazed window to the front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, fitted towel rail and a double glazed dormer window to the rear elevation.

Outside

Front Of The Property

Set back from the road behind a gravelled driveway, the front garden is laid to lawn, with fence access to side garden.

Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed, benefitting from a patio area and gated side access.

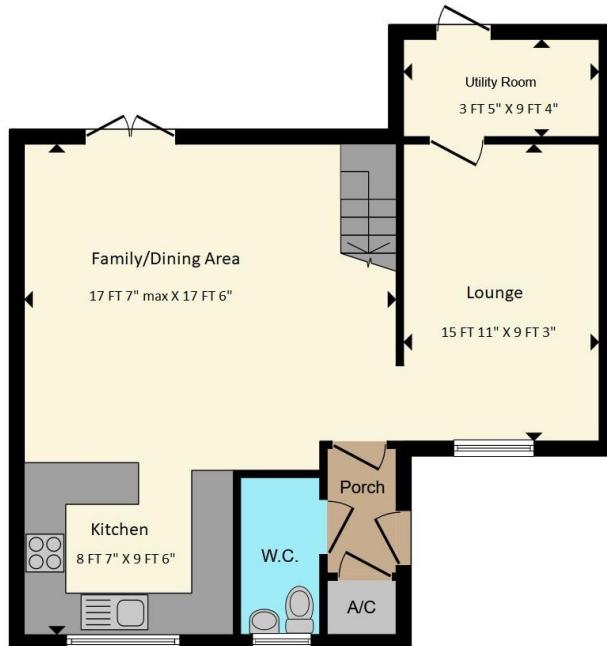
Parking

Driveway providing off road parking for two/three cars.

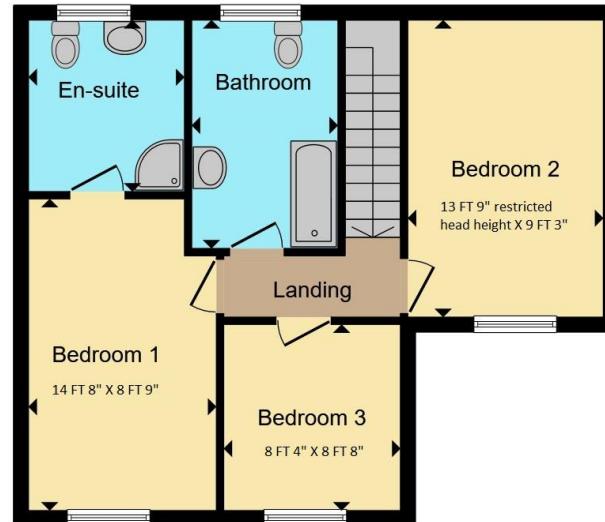








Ground Floor



First Floor

Total floor area 105.2 m² (1,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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