



**Connells**

Whittaker Way  
Warwick



### Property Description

A well presented semi-detached two-double-bedroom home set on the popular Purbeck Village estate, just a short walk from Leamington Spa town centre and the train station. The property offers a good-sized lounge with bi-fold doors, a practical kitchen/diner, two well-proportioned bedrooms, a large rear garden, and a driveway.

The Purbeck Village location is a key advantage, positioned between Warwick and Leamington Spa and providing straightforward access to the A46 and M40. With its modern layout and convenient setting, this semi-detached home is well suited to first-time buyers or investors seeking a low-maintenance, well-located property.

### Approach

Via driveway leading to the front door.

### Kitchen Area

Modern kitchen fitted with wall and base unit with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, electric hob with cooker hood over, a fridge/freezer and a washing machine. Comprising a radiator, a double glazed window to front elevation, a door leading to the downstairs W/C and stairs rising to the first floor.

### Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and ceiling spotlights.

### Lounge/dining Area

Spacious, light and airy lounge consisting of an understairs storage cupboard, a radiator and Bi-fold doors leading to the garden.



## First Floor

### Landing

The stairs lead from the kitchen, with doors to both bedrooms and the family bathroom.

### Bedroom One

Generously sized double bedroom having a radiator and two double glazed windows to front elevation.

### Bedroom Two

Double bedroom with a built in cupboard housing the central heating boiler, a radiator and a double glazed window to rear elevation.

### Bathroom

White three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, ceiling spotlights and an extractor fan.

### Outside

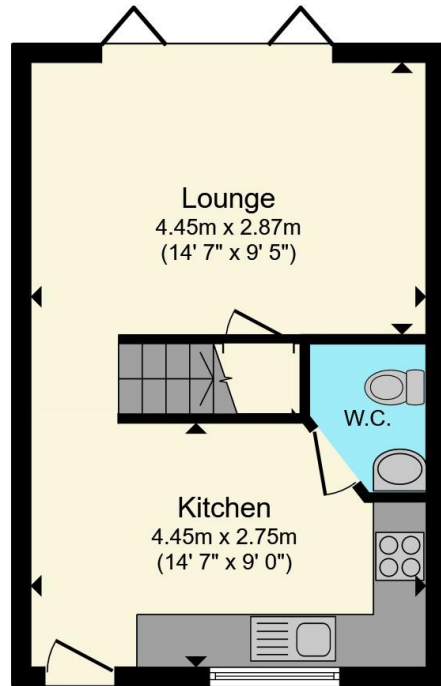
#### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area.

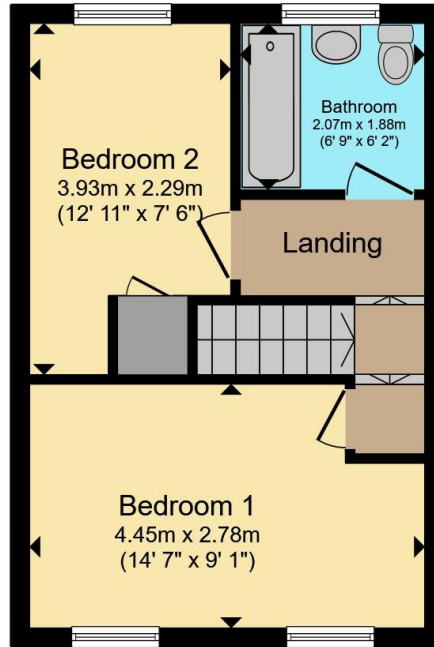
#### Parking

A tarmac driveway providing off road parking for two cars.





**Ground Floor**



**First Floor**

Total floor area 61.8 m<sup>2</sup> (665 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: C

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Tenure: Freehold



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