Connells

O'donnell Road
Whitnash Leamington Spa

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Whitnash Leamington Spa CV31 2FJ

for sale
£350,000

Property Description

An immaculate three-bedroom, three-storey townhouse located within the highly popular Mallory Grange development in Whitnash, ideally positioned overlooking a pleasant green area.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway, a spacious lounge, a downstairs cloakroom, and a well-appointed kitchen/diner, perfect for modern family living and entertaining.

To the first floor are two generous double bedrooms and a family bathroom. The second floor is dedicated to the master suite, featuring fitted Hammonds wardrobes and a private en-suite shower room.

Outside, the property benefits from a driveway providing off-road parking for two vehicles in tandem, along with a beautifully landscaped, low-maintenance rear garden, ideal for relaxing and outdoor enjoyment.

Entrance Hallway

Welcoming entrance hallway with a radiator and a door leading into the lounge.

Lounge

14' 7" max x 11' 7" (4.45m max x 3.53m)

Spacious, light and airy lounge consisting of a radiator, an under stairs storage cupboard and a door to the inner hallway.

Inner Hallway

With stairs rising to the first floor and doors to the downstairs cloakroom and the kitchen diner.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiling to the splash backs and a radiator.

Kitchen/Diner

8' 8" x 11' 8" (2.64m x 3.56m)

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel, sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washer/dryer, slimline dishwasher and a fridge/freezer. Housing the gas central heating gas boiler and comprising a radiator, a double glazed window to rear elevation and French doors leading to the garden.

First Floor Landing

Stairs led from the inner hallway with a radiator and doors off to two double bedrooms and the family bathroom and stairs rising to the second floor.

Bedroom Two

11' 7" x 10' 5" max (3.53m x 3.17m max)

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

Bedroom Three

11' 9" x 8' 9" max (3.58m x 2.67m max)

Double bedroom with a radiator and a double glazed window to rear elevation.

Bathroom

Modern three piece suite fitted with a wash hand basin, bath with mixer taps and drencher shower over and a low level W/C. Having partly tiled walls, a radiator and an extractor fan.

Second Floor Landing

Benefitting from a built-in cupboard and a door to;

Master Bedroom

16' 1" max into dormer x 8' 3" max (4.90m max into dormer x 2.51m max)

Double bedroom benefitting from fitted Hammonds wardrobes and nightstand, access to the boarded loft via a ladder, a double glazed dormer window to front elevation and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a radiator, an extractor fan and a skylight.

Outside

Rear Garden

Beautifully landscaped garden being laid to astro turf and fence enclosed, with two patio areas and gated access to the driveway.

Parking

Driveway providing off road parking for two cars in tandem.

Seller's Comments

Perfectly situated near outstanding school, expansive green spaces and playgrounds, this family home offers the ultimate in low-maintenance living. Peace of mind comes standard with three years of NHBC warranty remaining, making this a move-in-ready gem in a prime location.

Be Kind
Be Brave

Ground Floor **First Floor** **Second Floor**

Total floor area 81.6 m² (878 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

Connells

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EPC Rating: B

Council Tax
Band: D

Tenure: Freehold

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