



**Connells**

Whitmore Road  
Leamington Spa



# Whitmore Road Leamington Spa CV31 2JG

for sale offers over  
**£425,000**



## Property Description

A beautifully presented and thoughtfully extended semi-detached family home, offering versatile living space and a stylish finish throughout.

To the front, a bloc paved driveway provides ample off-road parking and leads to the welcoming entrance hallway. From here, a door opens into a bright study/playroom with a front-facing window, ideal for home working or a playroom. The hallway also flows through to the impressive open-plan kitchen and dining area, created as part of the extension. This contemporary space is the true heart of the home, featuring bi-fold doors that open seamlessly onto the rear garden. Off the kitchen, there is a useful utility room with access to a guest cloakroom. The dining area in turn opens into a cosy snug lounge, perfect for family relaxation.

To the first floor, the property offers three well-proportioned bedrooms and a modern family bathroom.

Outside, the rear garden has been designed with both entertaining and family living in mind. A large paved patio provides the perfect spot for outdoor dining, while the remainder is laid to lawn with a shed and fenced boundaries for privacy.

## Approach

Via a bloc paved driveway offering off street parking for two cars.

## Entrance Hallway

Welcoming entrance hallway having radiator, understairs cupboard, stairs rising to the first floor, a door to the study and access to the dining room and kitchen.

## Study/playroom

11' 4" x 4' 8" ( 3.45m x 1.42m )

With a double glazed window to front elevation.

## Dining area

10' 7" max x 12' 3" max ( 3.23m max x 3.73m max )

Spacious, light and airy dining area being open from the kitchen and having radiator an arch way leading into the lounge area and an opening giving access to the hallway.

## Kitchen

21' 9" max x 13' 5" max ( 6.63m max x 4.09m max )

Open plan kitchen being fitted with a range of wall and base mounted units with complementary work surfaces over and upstand, incorporating a sink and drainer unit, gas hob with cooker hood over, double oven, integrated microwave, central island incorporating breakfast bar, radiator, double glazed window to the rear elevation, door leading into the utility room and Bi-Fold doors leading to the rear garden.

## Lounge

9' 9" max x 13' 10" max ( 2.97m max x 4.22m max )

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

### Utility Room/Guest Cloakroom

9' 3" x 6' 2" ( 2.82m x 1.88m )

Having Belfast sink, space and plumbing for washing machine, tile flooring, low level W/C & wash hand basin.

### First Floor

#### Landing

Having carpets, loft hatch, window to the side elevation and doors leading to the bedrooms and bathroom.

#### Bedroom One

12' 8" max x 9' 9" max ( 3.86m max x 2.97m max )

Double bedroom with carpets, radiator and a double glazed window to front elevation.

#### Bedroom Two

10' 6" x 10' 4" ( 3.20m x 3.15m )

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

#### Bedroom Three

6' 9" x 6' 5" ( 2.06m x 1.96m )

Having a radiator, carpets and a double glazed window to front elevation.

#### Bathroom

Three piece suite fitted with a wash hand basin and vanity unit, bath with mixer taps and shower over and a low level W/C. Comprising a radiator and a double glazed window to rear elevation.

### Outside

#### Rear Garden

Fantastic size rear garden having a paved patio area perfect for external dining, the rest is laid to lawn having mature shrubs and fence panels to the borders.

#### Parking

Driveway providing off road parking for two cars. With an EV charging point.

#### Seller's Comments

We chose to live in this area because it offers everything we need for a comfortable lifestyle. There are lots of schools nearby, making it a great place for families, and a good range of shops, including the local Post Office, which is very convenient. The area itself is quiet and peaceful, providing a safe and pleasant environment, while also having excellent transport links that make it easy to travel to work or into town when needed.













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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: SPA314589 - 0003