



**3 O'Donnell Road**  
Leamington Spa **CV31 2FJ**  
Guide Price £425,000

# 3 O'Donnell Road

## Whitnash

\*\*\*FOUR DOUBLE BEDROOMS - VIEWING STRONGLY ADVISED\*\*\* A modern semi-detached property situated on the Mallory Grange development, built by Persimmon Homes on the edge of Leamington Spa in 2017 with the remainder of the NHBC guarantee. It comprises; entrance hall, WC, living room, dining kitchen, spacious landing, four bedrooms, en-suite to master, family bathroom, garage and a landscaped rear garden.

Call us today for more information or to book in an internal viewing.

### LOCATION

The centre of Leamington Spa is less than two miles. Here there are supermarkets, shops, restaurants and a wide range of entertainment and activities, including an art gallery, museum, cinema, gyms and sports clubs. Leamington is known for its Regency architecture and it holds an annual Food and Drink Festival in September.

The prestigious Warwick Castle is three miles away from the property and just a little further is the centre of Warwick with its popular restaurants, pubs and the historic Lord Leycester's Hospital. Transport links are superb. It is just four miles to the M40, so there is easy access to the M42 and the M6, as well as north to Coventry and east to Northampton. To the south is Shakespeare country. Leamington train station has an excellent service to London, Birmingham and Manchester. There is parking for 250 cars.

### ENTRANCE HALL

A thoughtfully designed understairs storage area offers practical convenience, doors leading to the kitchen, living room and a stylish guest cloakroom. A gracefully ascending staircase guides you to the first floor, setting the tone for the home's timeless charm.

### GUEST CLOAKROOM

1.68m x 0.89m (5'6" x 2'11")

The guest cloakroom features a sleek low-level flush WC, a contemporary ceramic hand basin and an obscured glass window that allows for natural light while maintaining privacy. A ceiling light fixture completes the space.

### KITCHEN / DINER

4.69m x 2.94m (15'4" x 9'7")

The heart of the home is a beautifully appointed family dining kitchen, finished with an extensive range of high and low-level cabinetry. A sleek stainless steel sink with mixer tap sits beneath a double-glazed window that frames the front aspect, filling the space with natural light. Culinary enthusiasts will appreciate the integrated gas hob and oven, complemented by a stainless steel extractor fan. Integrated appliances, including a dishwasher, fridge/freezer, and washing machine, blend seamlessly into the elegant design. A centrally positioned heating radiator ensures year-round comfort in this stylish and functional space.

### LOUNGE

5.04m x 3.11m (16'6" x 10'2")

A spacious and elegantly designed lounge which offers an inviting retreat for relaxing. There is a large double-glazed window and charming French doors that open onto the rear garden, a central heating radiator for comfort, space for lounge furniture and also including a TV point and a ceiling light fixture.

### FIRST FLOOR LANDING

Doors to adjacent rooms and stairs leading to the second floor master bedroom.

### BEDROOM TWO

4.09m x 2.91m (13'5" x 9'6")

This generous double bedroom is beautifully appointed with soft carpeting underfoot and a large double-glazed window framing views of the rear elevation. Warmth and comfort are ensured with a central heating radiator, while a ceiling light point completes the space.

### BEDROOM THREE

3.72m x 2.91m (12'2" x 9'6")

A generously proportioned double bedroom, fully carpeted for comfort, with a large double-glazed window overlooking the front elevation. This inviting space also features a central heating radiator and ceiling light fixture.

### BEDROOM FOUR

3.14m x 2.08m (10'3" x 6'9")

Currently utilised as a stylish home office, this versatile space benefits from a double-glazed window that invites in natural light, a central heating radiator for year-round comfort, and a ceiling light point. Whether as a workspace, guest room, or additional bedroom, it offers flexibility to suit your lifestyle needs.

### FAMILY BATHROOM

2.07m x 1.69m (6'9" x 5'6")

The bathroom is part tiled, featuring a sleek low-level flush WC, a stylish ceramic pedestal basin, and a contemporary bath with an electric shower unit. An obscured double-glazed window provides

## Features

Semi Detached Property

Four Double Bedrooms

Family Home

Kitchen/Diner

Living Room

Guest Cloakroom

Master Bedroom With En Suite

Garage And Driveway

Beautiful Garden

Convenient Location

natural light while ensuring privacy. Additional features include a central heating radiator and an integrated extractor fan, combining comfort with design.

### MASTER BEDROOM

5.85m x 4.05m (19'2" x 13'3")

The beautifully presented master bedroom exudes comfort and style, featuring dual-aspect double-glazed windows that flood the space with natural light. Having space for wardrobes and bedroom furniture. Additional highlights include a central heating radiator, ceiling light point, loft hatch access, and discreet eaves storage.

### EN-SUITE

2.40m x 1.78 (7'10" x 5'10")

Having a low level W/C, sink unit, part tiled walls, shower cubicle, heated towel rail and two Velux windows.

### GARDEN & PARKING

The fully enclosed and meticulously manicured rear garden is a private sanctuary, predominantly laid to lush lawn and framed by mature trees and vibrant shrub borders. Two charming patio areas provide perfect spots for outdoor dining and relaxation. Gated side access leads to a generous driveway with space for parking for multiple vehicles.

### GARAGE

5.47m x 2.72 (17'11" x 8'11")

Having an up and over door, electric, power and side access into the rear garden.

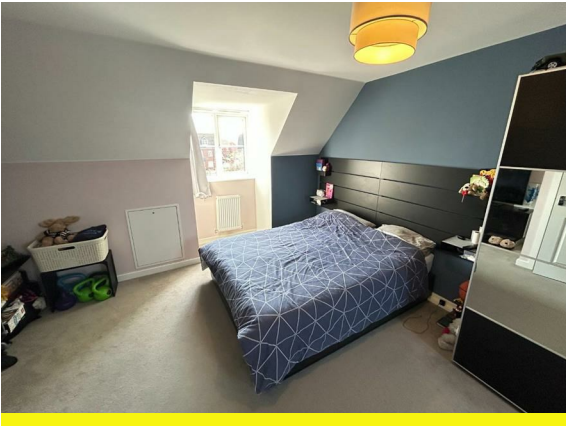
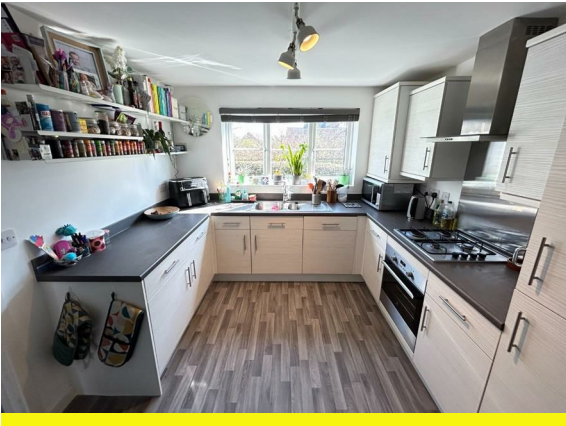
### DIRECTIONS

Postcode for sat-nav - CV31 2FJ.

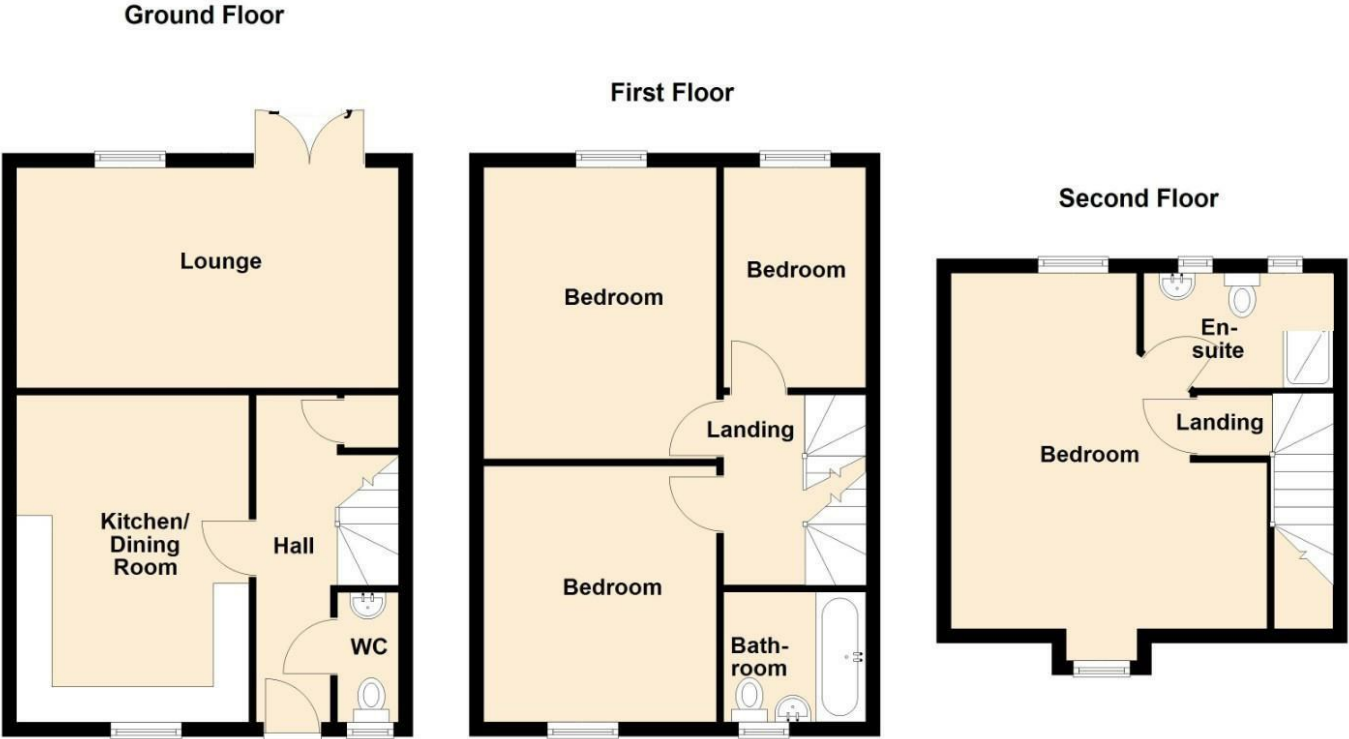
### TENURE

The vendor has informed us that the property is Freehold and there is an annual management charge of £280 paid to Green Belt.





Floorplan



General Information

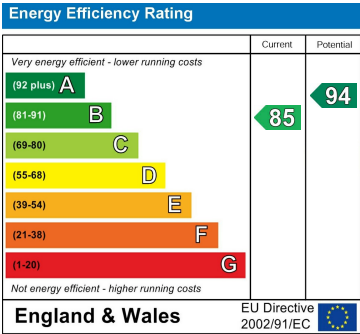
**Tenure**  
Freehold

**Services**  
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

**Fixtures & Fittings**

Specifically excluded unless mentioned in these sales particulars.

**Council Tax**  
Band D - Warwick District Council



Contact us

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