



**52 Brunel Close**

Leamington Spa **CV31 2QG**

Guide Price £300,000

# 52 Brunel Close

## Whitnash

Nestled favorably within this cul-de-sac of Brunel Close, Whitnash, this charming mid-terraced town house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property offers ample space for both relaxation and entertaining across its three floors of living accommodation.

The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout. The ground floor features an office / bedroom, utility room and cloakroom. To the first floor there is a kitchen and the lounge / diner. The second floor offers two double bedrooms and a family bathroom.

One of the standout features of this property is the convenience of a driveway and garage, ensuring that parking is never a concern. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Call us today for more information.

### LOCATION

Brunel Close lies off Mullard Drive, which in turn runs parallel with Golf Lane, forming part of a popular residential location to the south of central Leamington Spa. Whitnash itself offers a comprehensive range of day-to-day amenities including shops, schools and public transport services with good local access available to neighbouring towns and centres as well as links to the Midland motorway network.

### ENTRANCE HALL

Having stairs leading to the first floor, radiator, understairs storage cupboard and doors leading to adjacent rooms.

### BEDROOM / OFFICE

2.77m x 2.16m (9'1" x 7'1")  
Having a double glazed window to the rear elevation, radiator and space for bedroom / office furniture.

### UTILITY ROOM

3.75m x 1.42m (12'3" x 4'7")  
Having space for a washing machine / dryer, sink unit, door to the rear garden and a storage cupboard.

### CLOAKROOM

1.77m x 0.76m (5'9" x 2'5")  
Having a low level W/C and a double glazed frosted window to the rear elevation.

### FIRST FLOOR

### KITCHEN

2.78m x 1.82m (9'1" x 5'11")  
In brief the kitchen comprises of work top surfaces, cupboards, part tiled walls, sink unit, space for white goods, space for a cooker / oven, wall mounted boiler and a double glazed window to the rear elevation.

### LOUNGE / DINER

7.79m x 4.56m (25'6" x 14'11")  
A light and airy room which has a double glazed window to the front and rear elevation, space for lounge / dining room furniture and two radiators.

### SECOND FLOOR

Having doors to adjacent rooms.

### BEDROOM (TO THE FRONT)

3.98m x 2.74m (13'0" x 8'11")  
Having built-in wardrobes, radiator, space for bedroom furniture and a double glazed window to the front elevation.

### BEDROOM (TO THE REAR)

4.57m x 2.78m (14'11" x 9'1")  
Having a radiator, space for bedroom furniture and a double glazed window to the rear elevation.

### FAMILY BATHROOM

2.50m x 2.08m (8'2" x 6'9")  
Having a low level W/C, sink unit, part tiled walls, bath and an airing cupboard.

### Features

No Onward Chain  
Off Road Parking  
Three Double Bedrooms  
Popular Area Of Whitnash  
Garage  
Close To Golf Course  
Town House

### GARAGE

4.94m x 2.45m (16'2" x 8'0")  
With an up and over door, electric power and lighting.

### GARDEN

Having a patio area, lawned area and the potential to extend to the rear (STPP).

### PARKING

Off-road parking for up to three vehicles.

### TENURE & ADDITIONAL INFORMATION

This property is Freehold. Under Section 21 of the Estate Agents Act 1979, we are obliged to inform you that the seller of this property is a relative of an employee at Wiglesworth estate agents.

### DIRECTIONS

Postcode for sat-nav - CV31 2QG.





# Floorplan

Internal Living Area 973sq ft / 90.41m2 (excluding garage)



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## General Information

Tenure  
Freehold

Fixtures & Fittings

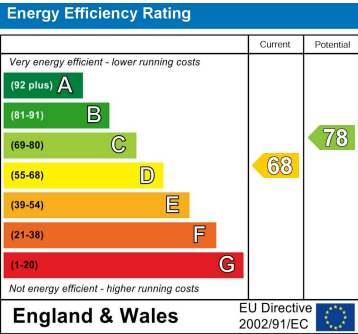
## Services

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.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band C - Warwick District Council



## Contact us

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## Visit us

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