



Connells

Palmer Road
Whitnash Leamington Spa



Property Description

Located in the highly sought after area of Whitnash this beautifully extended three/four bedroom semi detached home has been thoughtfully updated and improved by the current owners, including the installation of a new roof in 2023 and offers stylish and versatile living accommodation throughout.

The property welcomes you with an inviting entrance hallway, leading to a cosy yet spacious lounge featuring a charming multi fuel burner - perfect for relaxing evenings. To the rear, a stunning open plan kitchen dining room forms the heart of the home, complete with a newly fitted kitchen installed in January 2025, ideal for both everyday living and entertaining. Additional ground floor benefits include a practical utility area, a versatile fourth bedroom ideal for older children or multi generational living and a contemporary shower room.

Upstairs, the property offers three well proportioned bedrooms, including two generous doubles and a third single, along with a modern family bathroom enhanced with under floor heating.

Externally, the home continues to impress with a beautifully landscaped rear garden, featuring a decked seating area and lawn. Beyond, the garden also benefits from a superb timber outbuilding set up, including a bar, shed and office space, catering to a variety of lifestyle needs.

This exceptional home combines modern living with a flexible space, making it an ideal choice for families and professionals alike.

Approach

The property is set back from the road behind the driveway providing off road parking for three cars.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and a door to the kitchen diner and lounge.

Lounge

14' 7" x 11' 2" (4.45m x 3.40m)
Spacious, light and airy lounge consisting of a multi fuel log burner, a radiator and a double glazed window to the front elevation.

Open Plan Kitchen Diner

23' 4" x 16' 7" (7.11m x 5.05m)
Newly fitted kitchen in January 2025 with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an eye level Bosch double oven, an AEG induction hob with cooker hood over and an integrated dishwasher, whilst providing space for an American style fridge/freezer. Comprising two radiators, a door to the utility area, two Velux windows and Bi-fold doors leading to the garden.

Fourth Bedroom

17' 3" x 7' 1" (5.26m x 2.16m)
Having a radiator, a double glazed window to front elevation and doors to the front elevation and the rear garden.

Downstairs Shower Room

Fitted with a wash hand basin, corner shower cubicle and low level W/C. With a radiator, heated towel rail and a double glazed window to the rear elevation.

Utility

3' 8" to door recess x 6' 3" (1.12m to door recess x 1.91m)

Providing space for a washing machine, with a double glazed window to the side elevation and doors to the shower room and fourth bedroom.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard housing the combi-boiler fitted in 2022, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

15' x 11' 2" (4.57m x 3.40m)

Generous double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Two

11' 2" x 9' 9" (3.40m x 2.97m)

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

Bedroom Three

8' 10" x 5' 5" (2.69m x 1.65m)

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

Bathroom

Modern white three piece suite fitted with a wash hand basin, P-shaped bath with mixer taps and shower over and a low level W/C. Having fully tiled walls, under floor heating, an extractor fan and a double glazed window to the rear elevation.

Outside

Rear Garden

Beautifully maintained, private rear garden being mainly laid to lawn with decked seating area and fence enclosed with a pathway to the timber outbuildings.

Bar

9' 9" x 14' 5" (2.97m x 4.39m)

Fantastic timber built, insulated bar area with French doors from the garden and benefiting from power, light and ceiling spotlights.

Home Office

6' 5" x 11' 6" (1.96m x 3.51m)

Timber built insulated home office with power and light and a double glazed window to the front elevation.

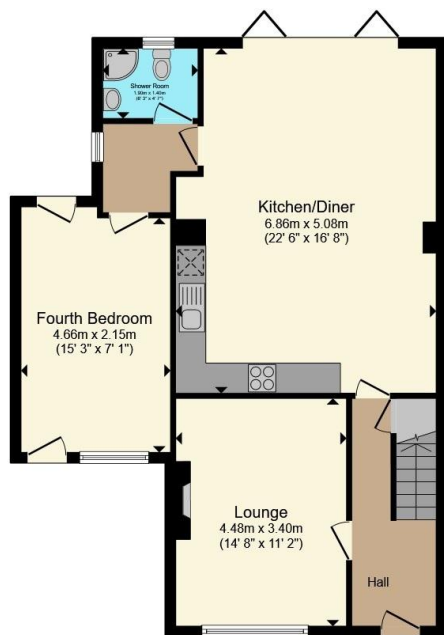
Parking

Driveway providing off road parking for three cars side by side. With an EV charging point.

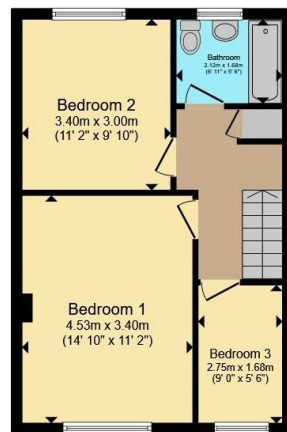




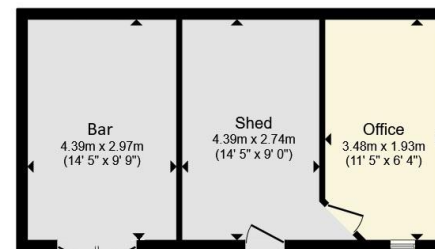




Ground Floor



First Floor



Outbuilding

Total floor area 157.1 m² (1,690 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



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Band: D

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