



**Connells**

Mullard Drive  
Whitnash Leamington Spa



## Property Description

An exceptional three/four bedroom detached home, beautifully enhanced and thoughtfully modernised, situated in the highly desirable Whitnash location. The property has been comprehensively updated by the current owners in 2017, including a new central heating system, full rewire and the installation of a stylish contemporary kitchen in 2020 and luxury family bathroom in 2017.

The accommodation opens into an extended entrance hallway, leading through to the generous lounge providing a welcoming retreat and flows into the open plan kitchen/dining space perfectly designed for both everyday family living and entertaining. The converted garage offers outstanding versatility, serving as a fourth bedroom or spacious additional reception room with access to the convenient utility.

To the first floor are three spacious and well appointed double bedrooms all complemented by a sleek modern bathroom.

Externally the property is set back behind the driveway providing off road parking for two to three vehicles. To the rear is the generous garden being laid to lawn with a raised decked area ideal for outdoor relaxation. An excellent feature is the fully serviced timber cabin complete with hot and cold running water, its own fuse box, W/C and wash hand basin - an ideal space for a home office or studio.

This is a fantastic opportunity to acquire this perfect family home in a sought after residential setting.

## Approach

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

## Entrance Hallway

Welcoming extended entrance hallway with stairs rising to the first floor, a radiator, laminate flooring and a double glazed window to front elevation.

## Lounge

12' 5" max x 14' 8" ( 3.78m max x 4.47m )

Spacious, light and airy lounge consisting of a feature fire place, a radiator and a double glazed window to front elevation.

## Kitchen/Diner

14' 7" x 15' 7" ( 4.45m x 4.75m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl, sink and drainer unit. Having an integrated electric oven and gas hob with cooker hood over, whilst providing space for a dishwasher and space for a fridge/freezer. Comprising two vertical radiators, an understairs storage cupboard and a double glazed window to rear elevation and French doors leading out to the garden.

## Fourth Bedroom

15' 6" x 7' 1" ( 4.72m x 2.16m )

Converted garage adding a fourth bedroom or versatile additional reception room with a double glazed window to the rear elevation and a door into the utility.

## Utility Room

7' 6" x 4' 2" ( 2.29m x 1.27m )

Fitted with a radiator and work surfaces. Housing the central heating boiler, whilst providing space for a washing machine and a tumble dryer.

## First Floor

### Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, access to the fully boarded loft and doors to all bedrooms and the family bathroom.

### Bedroom One

9' 10" x 12' 3" ( 3.00m x 3.73m )

Double bedroom having a television point, a radiator, laminate flooring and a double glazed window to rear elevation.

### Bedroom Two

7' 7" min plus alcove x 11' 4" ( 2.31m min plus alcove x 3.45m )

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

### Bedroom Three

8' 3" max over stair bulkhead x 7' 8" ( 2.51m max over stair bulkhead x 2.34m )

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

### Bathroom

Modern three piece suite fitted with a wash hand basin and vanity unit, L-shaped bath with mixer taps and rainfall shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

## Outside

### Rear Garden

Good size garden, being mainly laid to lawn and fence enclosed. Comprising a raised decking area with Pergola which has an electric point, gated side access and access to the outbuilding.

### Outbuilding

7' 5" x 17' 3" max ( 2.26m x 5.26m max )

Timber cabin with its own fuse box, running hot and cold water, power and light, two windows to the side elevation and a low level W/C and wash hand basin.

### Parking

Driveway providing parking for two to three cars. To include one outdoor electric point and a door leading to the utility.

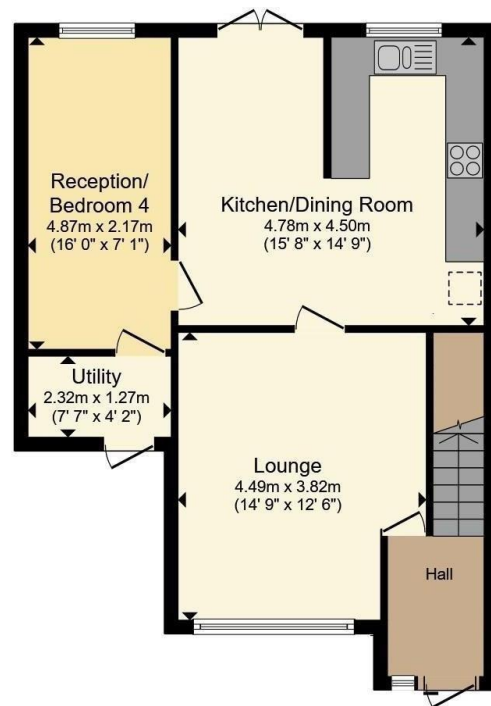
### Sellers' Comments

We have truly loved calling this house our home. It's cozy but spacious and has been perfect for everyday living and for sharing special moments with family and friends. The outdoor area is great for relaxing as it's a peaceful, friendly area. It's convenient, and close to everything needed. The home has been well cared for and filled with great memories, and we hope the next owners will love it just as much as we have.

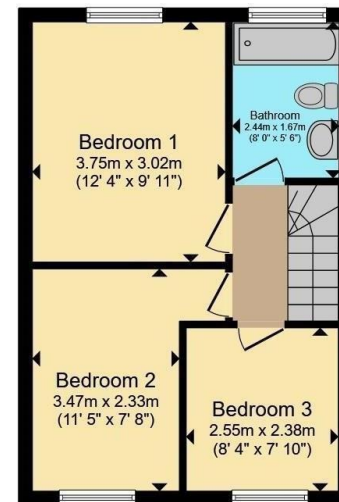




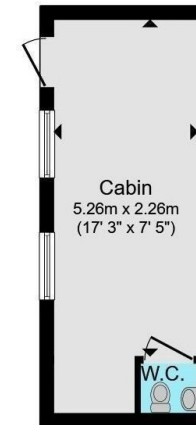




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 108.3 m<sup>2</sup> (1,165 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01926 881 441**

**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
LEAMINGTON SPA CV32 4LL

EPC Rating:  
Awaited

Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA314938](http://connells.co.uk/Property/SPA314938)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA314938 - 0008