



**Connells**

O'donnell Road  
Whitnash Leamington Spa



## Property Description

Situated within the highly sought after Mallory Grange development in Whitnash, this is beautifully presented four bedroom semi detached home is set back on a private lane, offering both privacy and peaceful setting.

The ground floor comprises a welcoming entrance hallway, a stylish and modern kitchen diner ideal for family living and entertaining, a separate spacious lounge and a convenient downstairs cloakroom.

On the first floor the property offers two well proportioned double bedrooms, a third single bedroom and a contemporary family bathroom.

The top floor is dedicated to the master suite, featuring a generous double bedroom and a private ensuite shower room, creating a perfect retreat.

Externally, the property benefits from a driveway providing off road parking for two vehicles, a garage and a well maintained rear garden.

## Approach

Ideal position being set back from the main road on a private drive.

## Entrance Hallway

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

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to front elevation.

## Lounge

16' 6" x 10' 2" ( 5.03m x 3.10m )

Spacious, light and airy lounge consisting of a radiator, a double glazed window to rear elevation and double glazed French doors leading to the garden.

## Kitchen/Diner

15' 4" x 9' 6" ( 4.67m x 2.90m )

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Housing the central heating boiler and comprising a radiator and a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the hallway, with doors to bedrooms two, three and four as well as the family bathroom. There are stairs rising to the first floor.

### Bedroom Two

12' 2" x 9' 6" ( 3.71m x 2.90m )

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

### Bedroom Three

13' 5" x 9' 5" ( 4.09m x 2.87m )

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

### Bedroom Four

6' 8" x 10' 3" ( 2.03m x 3.12m )

With a radiator and a double glazed window to rear elevation.

### Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to front elevation.

## Second Floor

### Master Bedroom

19' 2" max into dormer with RHH x 13' 3" max ( 5.84m max into dormer with RHH x 4.04m max )

Generously sized double bedroom benefitting from ample storage into the eaves, loft access via hatch, a radiator, a dormer window to front

elevation and two skylights to rear elevation

### En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a fitted towel rail, an extractor fan and two skylights to rear elevation.

### Outside

### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with two patio areas and gated side access.

### Parking

Driveway providing off road parking for two cars in tandem.

### Garage

17' 10" x 9' ( 5.44m x 2.74m )

Having power, light, an up and over door and a door to the garden.

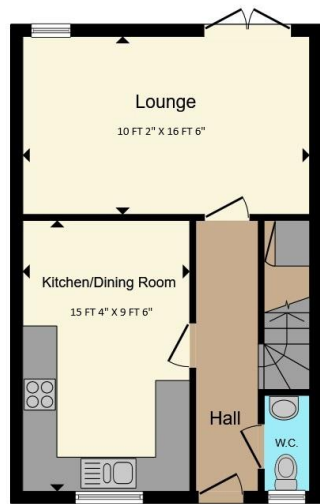
### Agent's Note

There is an annual management charge of £284.81.

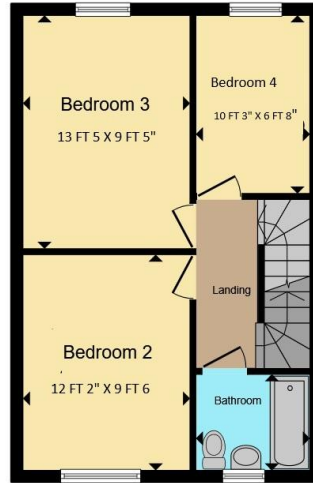








**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 122.3 m<sup>2</sup> (1,316 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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