



Connells

Biffin Way
Whitnash Leamington Spa

Biffin Way Whitnash Leamington Spa CV31 2FB

for sale offers over
£650,000



Property Description

Occupying an enviable position at the end of a private driveway within the sought-after Mallory Grange development, this exceptional five-bedroom detached home has been thoughtfully improved by the current owners and offers stylish, contemporary living. Beautifully presented throughout and occupying a generous plot, the property benefits from landscaped gardens, driveway parking for up to five cars and a partially converted double garage.

A welcoming entrance hall sets the tone for the elegant accommodation beyond, leading to a spacious lounge, a dedicated study, and an exceptional open-plan kitchen and dining room. Designed as the heart of the home, this impressive space is perfectly suited to both modern family living and entertaining. A separate utility room and cloakroom (fitted in 2024) complete the ground floor. To the first floor are five well-proportioned bedrooms, four of which are doubles. The spacious principal suite enjoys a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom finished to a high standard both newly fitted in 2024.

Outside, the property continues to impress with a beautifully landscaped rear garden, offering a private setting for relaxation and entertaining. The partially converted double garage provides a dedicated home office, ideal for remote working, whilst retaining valuable storage space. A substantial driveway further enhances the property, providing ample parking for multiple vehicles.

Approach

Ideally positioned at the end of a private drive the property sits within a generous plot with a pathway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in cupboard with fitted shelving, a radiator and doors to the study, lounge, cloakroom and kitchen diner.

Downstairs Cloakroom

Newly fitted in 2024 with a wash hand basin with vanity unit, W/C with concealed cistern, a radiator and tiled flooring.

Study

Having a radiator and a double glazed window to front elevation with fitted shutters.

Lounge

Spacious, light and airy lounge consisting of a radiator and a double glazed window to front elevation with fitted shutters.

Kitchen Dining Room

Modern kitchen fitted with a range of wall and base units with complementary granite 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 and a dishwasher, whilst providing space for a fridge/freezer. Comprising two radiators, two double glazed windows to rear elevations, Bi-fold doors leading to the garden and a door to the utility room.

Utility Room

Fitted with wall and base units with complementary granite work surfaces over and upstand, incorporating a sink. Housing the gas central heating boiler and providing space for a washing machine and a tumble dryer. With a radiator and a door to side elevation.

First Floor Landing

The stairs lead from the hallway. There is a built in storage cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Master Bedroom

Double bedroom having a radiator, a double glazed window to front elevation with fitted shutters and a door to;

En-Suite

Newly fitted in 2024 with a three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having partly tiled walls, a heated towel rail and a double glazed window to front elevation.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bedroom Five

Good size single bedroom having a radiator

and a double glazed window to rear elevation.

Bathroom

Newly fitted in 2024 with a three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a heated towel rail?? and a double glazed window to side elevation.

Rear Garden

The beautifully landscaped rear garden enjoys a high degree of privacy and is primarily laid to lawn, complemented by two spacious patio terraces perfect for outdoor entertaining. Fully enclosed and well maintained, the garden also benefits from direct access to the home office, creating an ideal balance of lifestyle and practicality.

Parking

Driveway providing off road parking for multiple cars. Benefitting from an EV charging point.

Garage

Single garage with an up and over door.

Home Office

An excellent additional office space converted from part of the double garage benefitting from a window to the rear elevation.

Management Charge

There is an estate management charge payable on the property to Greenbelt. The annual amount is £289.

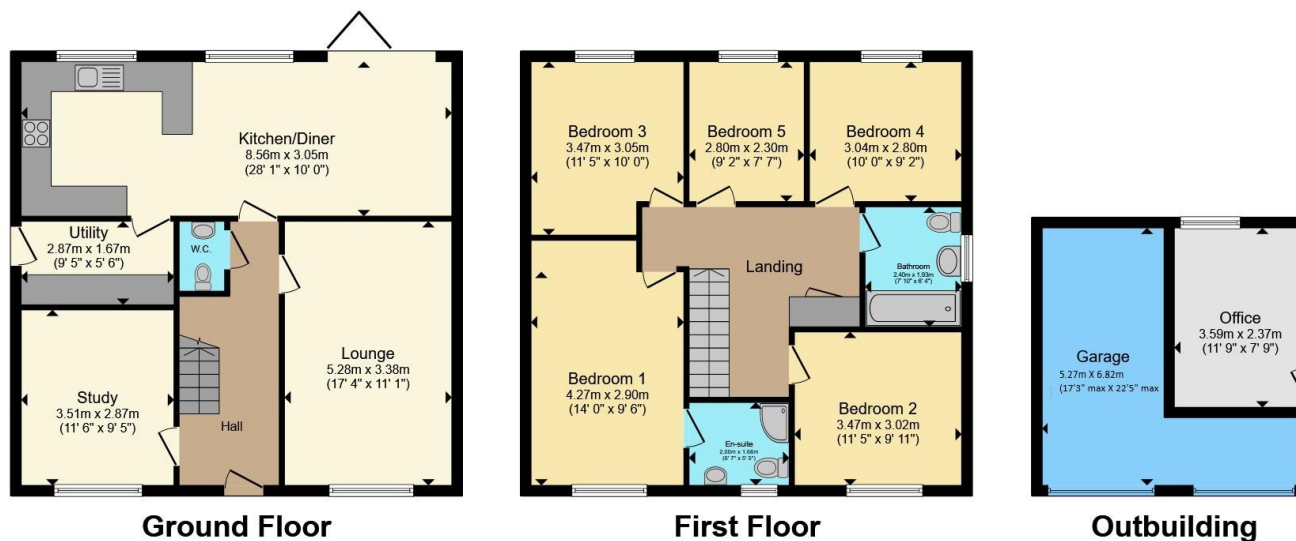
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 172.6 m² (1,858 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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EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

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