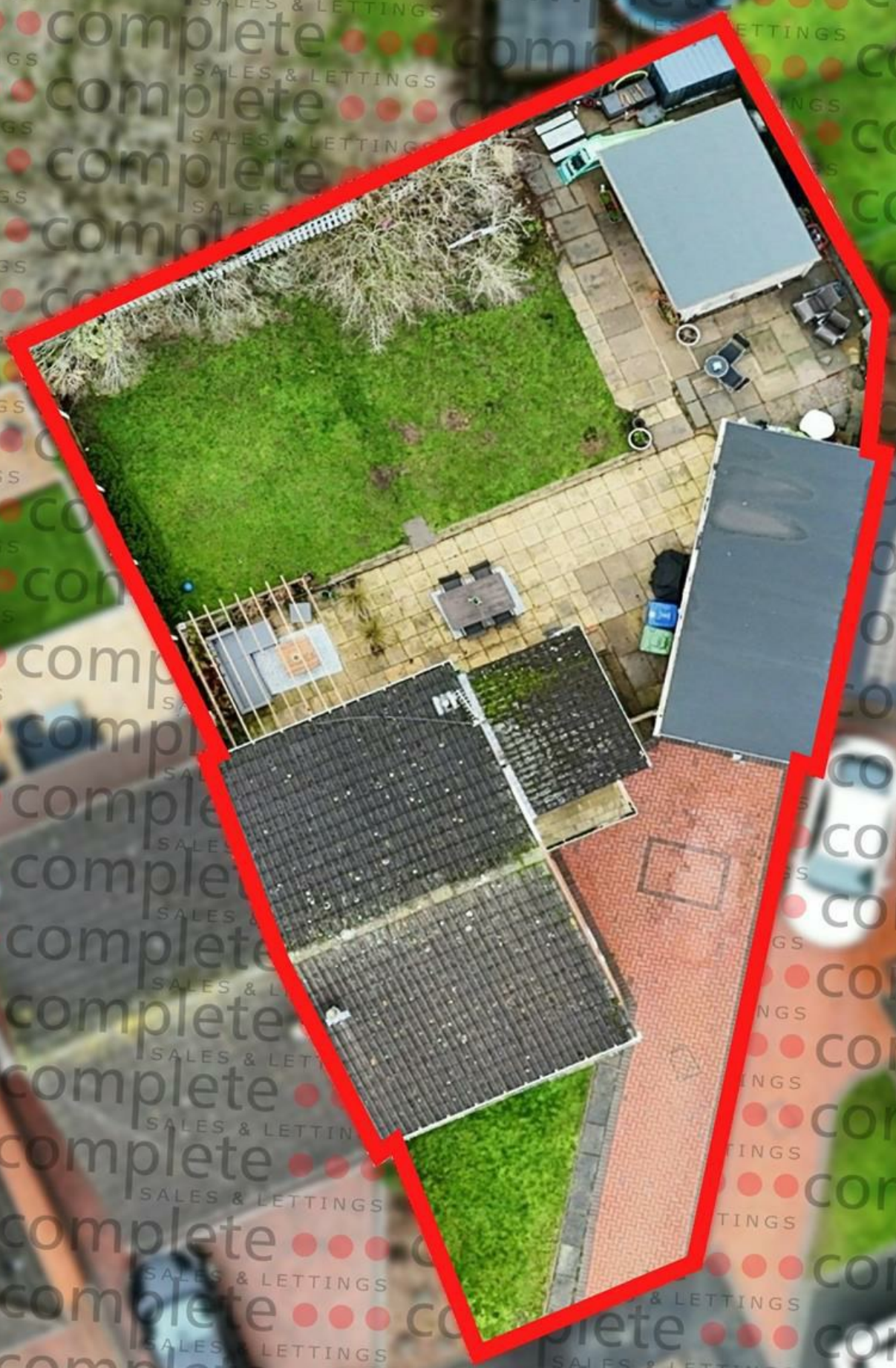




WOODWARD CLOSE, WHITNASH

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SALES & LETTINGS





**RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL**





An attractively presented and extended semi-detached family home, situated in a cul-de-sac location in Whitnash, Leamington Spa. This beautifully presented home features a welcoming entrance hall, a spacious family lounge, and a high-spec open-plan kitchen/diner. Upstairs offers three bedrooms—two generous doubles and one single—alongside a contemporary family bathroom. Set on a desirable corner plot, the property boasts a good-sized garden, a recently added timber garden office, a single garage, and driveway parking for 2–3 vehicles.

#### Entrance Hall

A welcoming entrance hall featuring a solid wood and obscured glass front door, covered central heating radiator, and laminate flooring. Stairs rise to the first floor, with a door leading through to the living room.

#### Living Room

A bright and comfortable living room with laminate flooring and a large front-facing double-glazed window. Double doors lead through to the extended kitchen/diner, creating a great flow for family living and entertaining.

#### Kitchen/Diner

This stylish extended kitchen/diner offers excellent family and entertaining space, featuring high-gloss cabinetry, wood effect worktops, and a stainless-steel sink with mixer tap. Quality appliances include an induction hob with stainless-steel extractor, Hotpoint oven and grill, and integrated fridge/freezer, along with a dishwasher, washing machine and dryer. Two generous rear windows and patio doors flood the room with natural light, while spotlights and a sleek vertical radiator add to the contemporary feel. There is also a useful under-stairs storage cupboard and access via an obscured glazed door to the front driveway. Plenty of room remains for a large dining table.

#### Stairs & Landing

Carpeted stairs lead up to a neat landing area with loft access and a ceiling light point. An obscured side window adds natural light, and a generous storage cupboard houses the Worcester boiler and shelving.

#### Bedroom One

The master bedroom enjoys tasteful décor and a rear-facing double-glazed window providing pleasant views over the garden and nearby school playing field. Fully carpeted, with a ceiling light point, radiator, and ample space for wardrobes or drawers.

#### Bedroom Two

A well-proportioned second double bedroom, fully carpeted and featuring a ceiling light point, central heating radiator and a double-glazed window to the front elevation. Ample space for additional bedroom furniture.

#### Bedroom Three

The third bedroom offers flexibility as a single bedroom or home office, featuring a front-facing double-glazed window, full carpeting, radiator and ceiling light point, with room for a small double wardrobe and desk.





### Family Bathroom

Recently renovated and fully tiled, the family bathroom features a contemporary hand wash basin with vanity unit beneath, heated towel radiator, shaving point and panelled bath with shower over and screen. Additional benefits include spotlights to the ceiling, extractor fan, low-level flush WC, and an obscured double-glazed window to the rear elevation.

### Garden

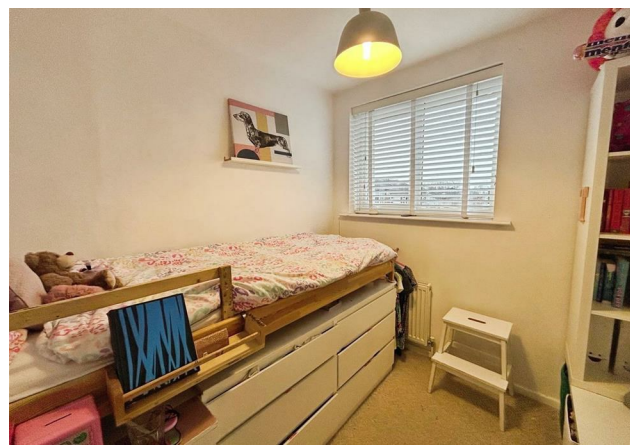
Situated on a spacious corner plot, the private rear garden boasts a fully fenced boundary, large patio, and a new pergola. Mature trees and shrubs create a tranquil setting, complemented by a generous utility area. Side gate access leads to the front, with a side door connecting directly to the single garage.

### Garden Room

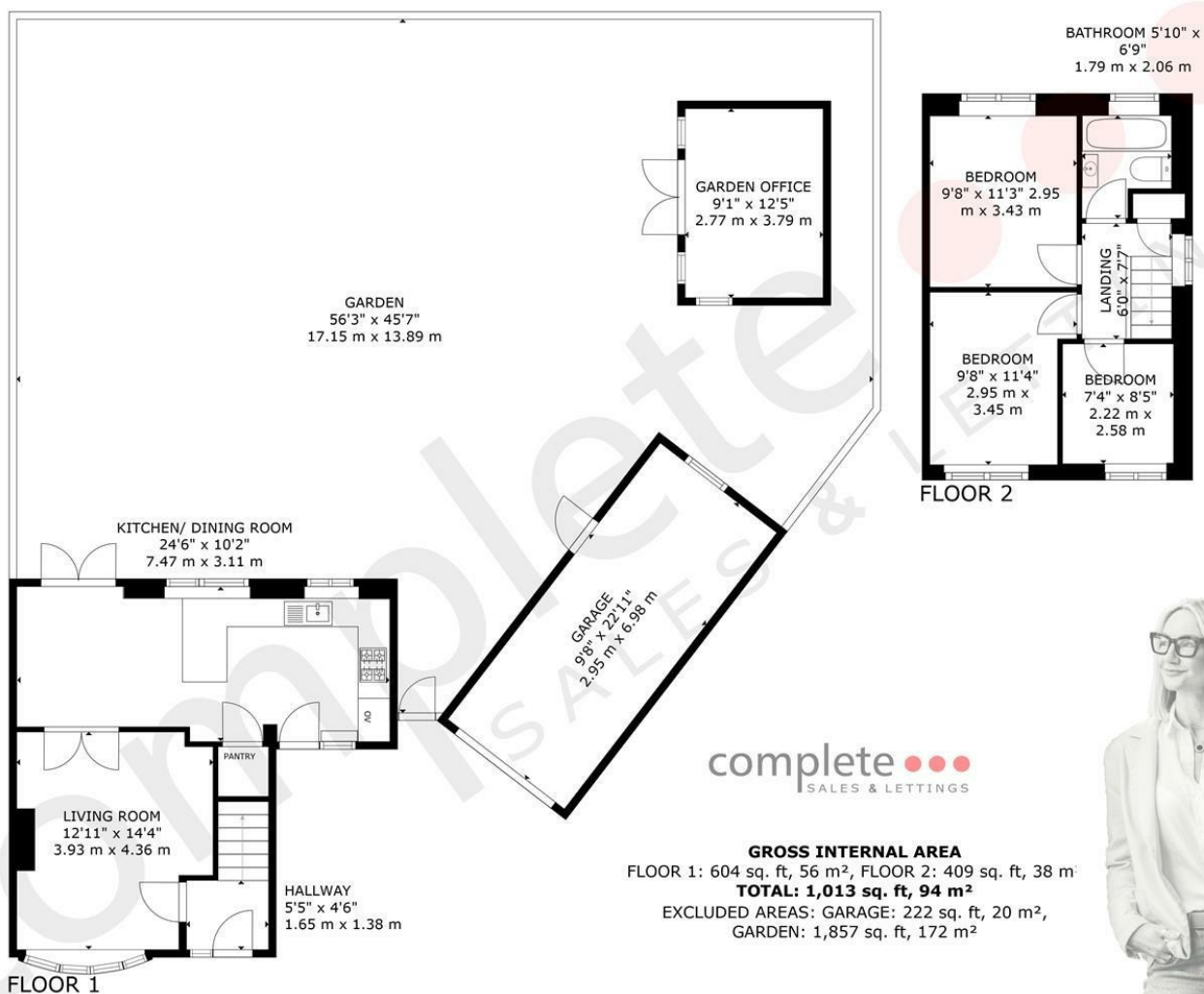
Timber constructed garden office with power and lighting and window windows overlooking the rear garden .

### Location

Situated to the south of Leamington Spa. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. Whitnash has a variety of local amenities, doctors, dentist, parks and good local school and private school catchments. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars,







cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

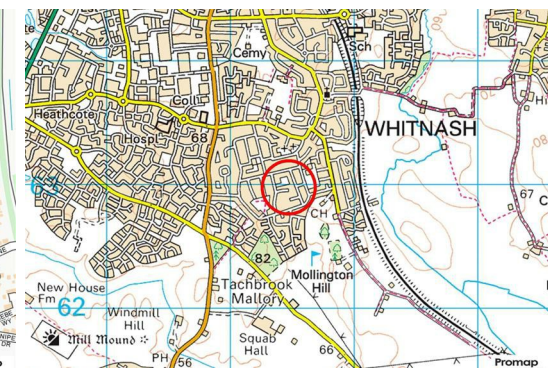






- Extended Semi Detached Property
- Large Corner Plot
- Spacious Lounge
- Contemporary Bathroom
- Driveway Parking

- Cul De Sac Location
- Open Plan Kitchen Diner
- Three Bedrooms
- Garden Office
- Garage



## WOODWARD CLOSE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-28) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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