



2 Frances Gibbs Gardens
Whitnash, Leamington Spa, CV31

Asking Price £385,000



This superb three-bedroom semi-detached family home features a garden room, en-suite master, utility room, and a garage. The ground floor opens with an inviting entrance hall leading to a front-facing lounge, while the rear kitchen-diner serves as a social hub with French doors flowing into the garden room and easy access to the utility and cloakroom. Upstairs, the master bedroom includes built-in wardrobes and an en-suite, accompanied by two further double bedrooms—one offering clever roof void storage—and a family bathroom. Externally, the property boasts a driveway, garage, and established wrap-around gardens with a private patio and lawn to the rear. Perfectly situated for families and commuters, it offers excellent access to local schools, amenities, the train station, and the M4, A46, and Fosse Way.



Draft

Front

Corner plot with black railing, established hedges and shrubs, Drive to the garage and path to side access

Entrance Hall

Via casement door, Stairs to 1st floor door to

Lounge

13'7 x 11'1 (4.14m x 3.38m)

Double glazed window to front, storage under stairs, Radiator, door to :-

Kitchen Diner

14'4 x 9'3 (4.37m x 2.82m)

Double glazed window to rear, Comprising a range of eye and base level storage units, Oven, hob and extractor, single drainer sink Plumbing dish washer, Door to Utility and Cloakroom. Dining area with French doors to the Conservatory

Utility Room

Double glazed window to rear, range of eye and base unit, plumbing for washing machine, door:-

Cloakroom

Double glazed window to rear, 2 piece suite with a low level wc and wash hand basin, radiator.

Garden room

13'2 x 9'6 (4.01m x 2.90m)

This is a great space, double glazed Velux windows in the roof allows you to see the stars at night. UPVC double to rear and side, French doors to the rear.

Landing

Airing cupboard, Doors to:-

Bedroom 1

11'5 x 9'3 (3.48m x 2.82m)

Double glazed window to front, Built in Wardrobes, Radiator, door to

En Suite shower and Sink

Suite comprising a shower cubical and Wash in vanity unit.

Bedroom 2

11'5 x 8'1 (3.48m x 2.46m)

Double glazed window to front, Radiator, door to

Bedroom 3

Double glazed window to front, Roof void, Radiator, door to

Bathroom

Double glazed window to rear, suite comprising a Panel bath with shower over, low level wc Radiator,

Garage

17' x 7'9 (5.18m x 2.36m)

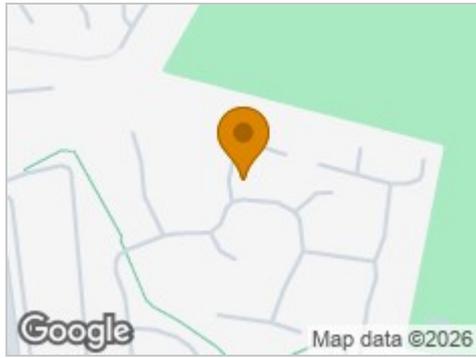
Up & over door, power and & lighting door top the utility room

Rear Garden

Established garden with a patio area mainly laid to lawn, side access.



Road Map



Hybrid Map



Terrain Map



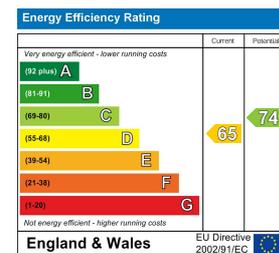
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



4 Cressida Close Warwick Gates Heathcote Warwick CV34 6DZ T. 01926 888838 F. 01926 885368 E. info@finehomes.org.uk www.finehomes.org.uk

Abco Properties Ltd trading as Fine Homes. Registered Office: Bank Gallery High Street Kenilworth Warwickshire CV8 1LY Registered No. 0529067 VAT No. 854905011

Whilst every effort has been made to ensure their accuracy, Fine Homes Estate Agents do not accept any errors in these details, nor do they constitute a contract. These details are issued on condition that all negotiations are conducted via Fine Homes Estate Agents

