



Connells

Mullard Drive
Whitnash Leamington Spa



Property Description

This beautifully presented four bedroom detached home is situated in the sought after location of Whitnash and has been extensively upgraded by the current owners. Thoughtfully extended, the property offers immaculate accommodation throughout, ideal for modern family living.

The ground floor comprises a welcoming entrance hallway with fitted storage housing the boiler (fitted in 2020), a light and airy lounge and a separate spacious dining room - perfect for family meals or entertaining. The kitchen is well appointed and offers a practical layout, complemented by a contemporary cloakroom newly installed in 2024. The entire ground floor further benefits from new flooring fitted in 2024, enhancing the homes fresh and high quality finish.

To the first floor, there are four well proportioned bedrooms, two of which benefit from fitted wardrobes, along with the modern family bathroom fitted in 2019.

Externally, the property boasts a private, landscaped rear garden, ideal for relaxing or entertaining, with a courtesy door providing direct access into the single garage. To the side of the property there is driveway parking for two cars.

This immaculate property would make a fantastic family home or first time purchase.

Approach

The property is set back from the road behind the lawned with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in cupboard housing the combi-boiler fitted in 2020, laminate flooring fitted in 2024 and doors off to the cloakroom, lounge and kitchen.

Downstairs W/C

Newly fitted in 2024 with a wash hand basin with vanity unit, a low level W/C, a fitted towel rail, laminate flooring fitted in 2024 and a double glazed window to side elevation.

Lounge

Spacious, light and airy lounge consisting of a radiator, laminate flooring fitted on 2024, a door into the dining room and a double glazed window to front elevation.

Dining Room

Having laminate flooring fitted in 2024, a radiator, an under stairs storage cupboard, a door into the kitchen, a double glazed window to rear elevation and French doors leading to the garden.

Kitchen

Modern fitted kitchen with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an eye-level integrated electric oven and an electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Comprising laminate flooring fitted in 2024, a radiator, two double glazed windows to side elevations, a double glazed window to the rear elevation and a double

glazed door into the rear garden.

First Floor

Landing

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

Bedroom One

Double bedroom having fitted wall lamps, a radiator, ceiling spotlights and two double glazed windows to front elevation.

Bedroom Two

Double bedroom benefiting from two fitted wardrobes, a built-in cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Three

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

Bedroom Four

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

Bathroom

Modern bathroom fitted in 2019 with a wash hand basin with vanity, a P-shaped bath with mixers taps with drencher shower over and a W/C with concealed cistern. Having fully tiled walls, ceiling spotlights, an extractor, a fitter towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully landscaped, private garden being mainly laid to lawn and fence enclosed, with a patio area and feature pond. Benefiting from a courtesy door into the garage.

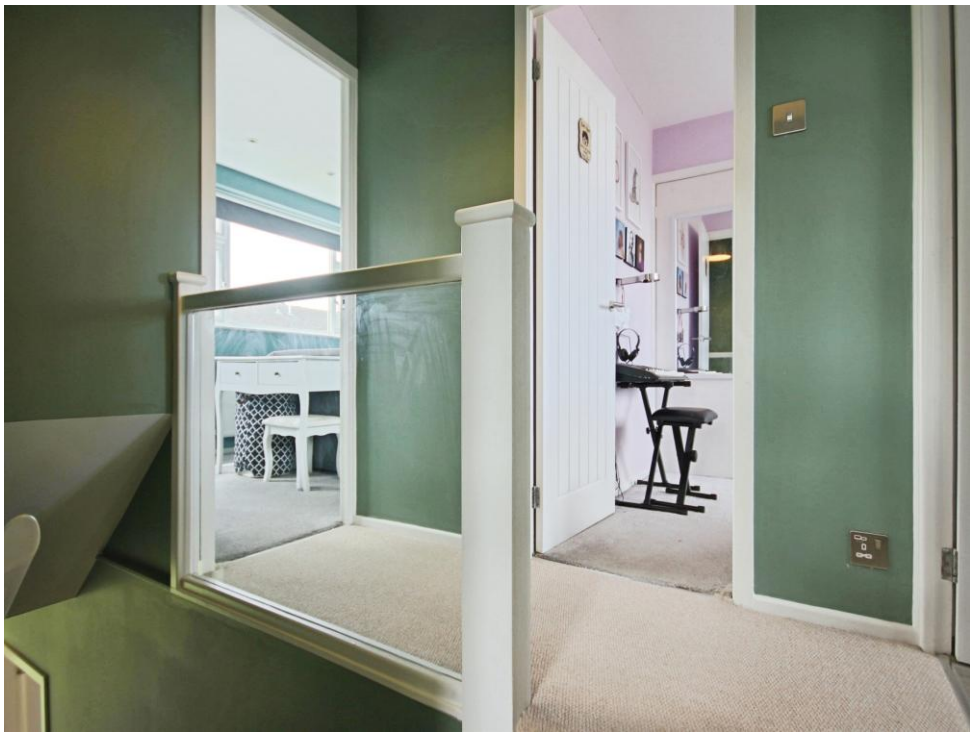
Parking

Driveway providing off road parking for two cars.

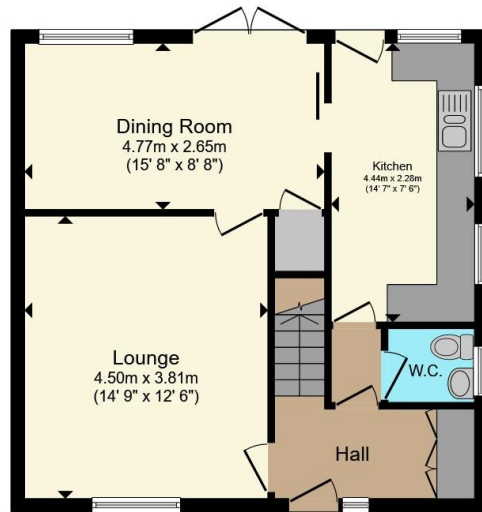
Garage

Single garage with power, light and an up and over door. With a window to rear elevation.

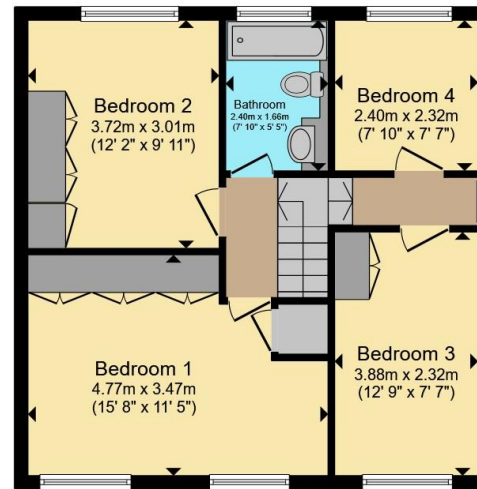




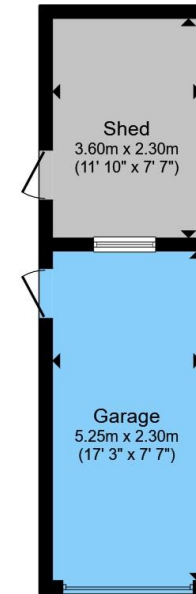




Ground Floor



First Floor



Outbuilding

Total floor area 124.8 m² (1,344 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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Band: E

Tenure: Freehold

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