



4 O'Donnell Road
Leamington Spa **CV31 2FJ**
Guide Price £335,000

4 O'Donnell Road

Whitnash

A well presented three double-bedroom, three story townhouse located on the popular Mallory Grange development in Whitnash, set within a great catchment area for several good schools.

Ideally positioned overlooking a pleasant green area, this modern home offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge, a downstairs cloakroom and a contemporary kitchen diner ideal for family living.

To the first floor are two well proportioned double bedrooms and a modern family bathroom. Occupying the second floor is the master bedroom complete with an en suite shower room, providing a private and peaceful retreat.

Externally the property benefits from a tandem driveway providing off-road parking for two vehicles as well as an EV charging point. To the rear is the landscaped garden, offering an attractive low maintenance outdoor space.

LOCATION

O'Donnell Road forms part of a small development of modern homes on the southern fringes of Whitnash. It is positioned approximately two miles south of Leamington Spa town centre, which offers a wide range of cafes, restaurants and retail outlets. For convenience there is a local shop approximately ½ mile from the property, whilst there are a choice of supermarkets within two miles. The property is also well serviced for excellent communication links, there is a bus stop near to the property, whilst Leamington Spa railway station, with its direct commuter links to London, Birmingham and a wide range of further centres, is approximately 1½ miles away.

ENTRANCE HALLWAY

Welcoming entrance hallway with a radiator and a door leading into the lounge.

LOUNGE

4.52m x 3.59m (14'9" x 11'9")
Spacious, light and airy lounge consisting of an understairs storage cupboard, a radiator, a double glazed window to front elevation, space for lounge furniture and a door to the inner hallway.

INNER HALLWAY

With stairs rising to the first floor and doors to the downstairs cloakroom and the kitchen.

GROUND FLOOR CLOAKROOM

1.36m x 1.12m (4'5" x 3'8")
Fitted with a wash hand basin, low level W/C and a radiator.

KITCHEN / DINING ROOM

3.60m x 2.67m (11'9" x 8'9")
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 washer/dryer, slimline dishwasher and a fridge/freezer. Housing the central heating gas boiler and comprising a radiator, a double glazed window to rear elevation and French doors leading to the garden.

FIRST FLOOR LANDING

Stairs lead from the hallway comprising a radiator and doors off to two double bedrooms and the family bathroom.

BEDROOM TWO

3.59m x 3.21m (11'9" x 10'6")
Double bedroom having a radiator and two double glazed windows to front elevation.

BEDROOM THREE

3.63m x 2.71m (11'10" x 8'10")
Double bedroom having a radiator and a double glazed window to rear elevation.

FAMILY BATHROOM

2.42m x 2.71m (7'11" x 8'10")
White three piece suite fitted with a wash hand basin, bath with mixer taps and electric shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed frosted window to side elevation.

Features

Immaculate Three Double Bedroom Family Home

Three Story Townhouse Within A Great Catchment Area

Sought After Mallory Grange Development

Perfect First-Time Buyers Or Family

Master With En Suite

Tandem Parking For Two Cars

EV Charging Point

Overlooking Green Footpath

Attractive Rear Garden

SECOND FLOOR LANDING

Comprising storage cupboard and a door to the master suite.

MASTER BEDROOM

4.91m x 2.56m (16'1" x 8'4")
Double bedroom comprising a radiator, loft hatch, a double glazed dormer window to front elevation and a door to;

EN SUITE

3.42m x 1.53m (11'2" x 5'0")
White three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a radiator, an extractor fan and a skylight to rear elevation.

REAR GARDEN

Beautifully maintained, landscaped garden being mainly laid to lawn and fence enclosed, with a patio area and gated side access.

PARKING

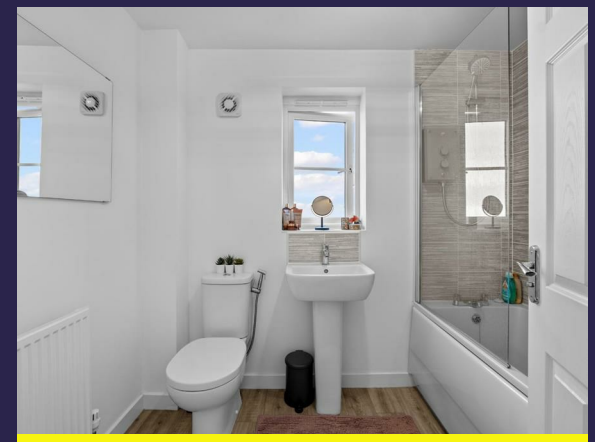
Driveway providing off-road parking for two cars in tandem to the side of the property. Benefiting from an EV charging point.

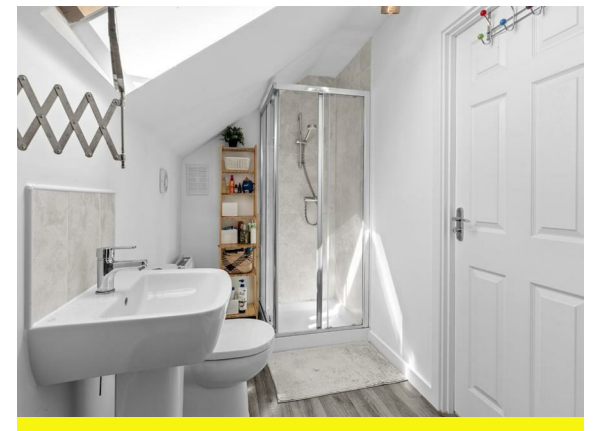
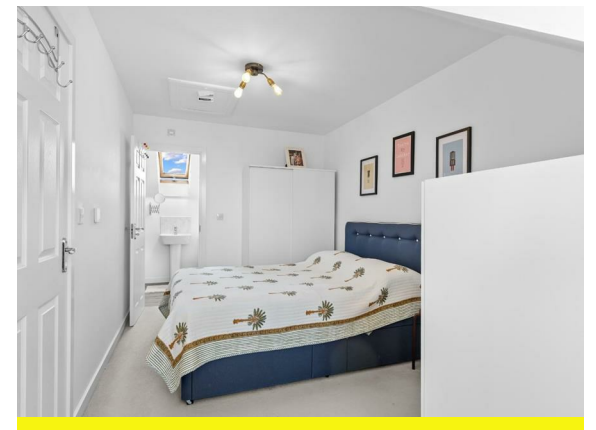
AGENTS NOTES

We understand from our sellers that there is an annual management fee of £284.81 and the property is Freehold.

DIRECTIONS

Postcode for sat-nav - CV31 2FJ.





Floorplan

Internal Living Area 864sq ft / 80.30m2



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure
Freehold

Fixtures & Fittings

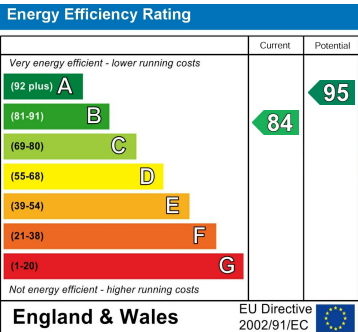
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



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