

Connells

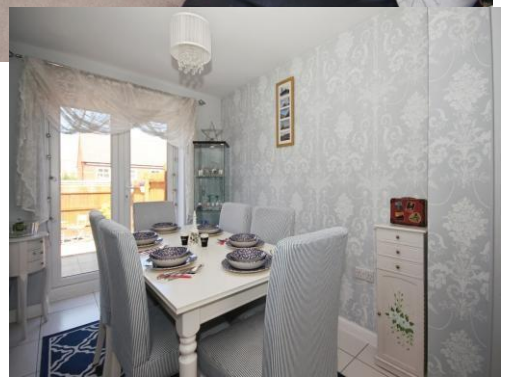
Hebe Way
Whitnash Leamington Spa

Hebe Way
Whitnash Leamington Spa CV31 2SX

for sale offers in excess of
£390,000







Property Description

Situated on the highly sought-after Fairways development in Whitnash, this beautifully presented three-bedroom detached family home offers spacious and well-planned accommodation throughout.

The property comprises a welcoming entrance hallway, downstairs cloakroom, bay-fronted lounge, separate dining room, and a well-appointed kitchen. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a modern family bathroom.

Outside, the property features a landscaped, low-maintenance rear garden arranged over attractive tiered levels, providing the perfect space for outdoor entertaining and family enjoyment. To the front, there is a driveway offering off-road parking for two vehicles side by side.

Ideally positioned within this popular residential development, the property is conveniently located for local amenities, schools and transport links, making it an excellent choice for families and professionals alike. Early viewing is highly recommended.

Entrance Hallway
A welcoming entrance hallway comprising a radiator, stairs rising to the first floor, under stairs storage cupboard which benefits from power and light as well as a vent for a tumble dryer. With doors to the cloakroom, lounge and kitchen.

Cloakroom
Comprising a low level W/C with concealed cistern, wash hand basin, radiator, tiling to the splashbacks and a double glazed window to the front elevation.

Lounge
Light and airy bay fronted lounge with an arch into the dining room and two radiators.

Dining Room
Comprising a radiator and French doors leading out to the rear garden.

Kitchen
Modern fitted kitchen with a range of wall and base units with complimentary work surfaces over with upstand and glass panelling to the splashbacks. Comprising a one and a half stainless steel sink drainer unit, electric oven with gas hob and cooker hood over, integrated appliances to include a fridge

freezer, washing machine and dishwasher. With a radiator, double glazed window to the rear elevation and a door to the side.

First Floor

Landing

Stairs lead from the entrance hallway with access to the loft and doors off to all bedrooms and the family bathroom.

Master Bedroom

Spacious double bedroom benefiting from fitted wardrobe in addition to three abutted units of fitted drawers, two double glazed windows to the front elevation, a radiator and a door to the ensuite.

Ensuite

Immaculate ensuite comprising a low level W/C with concealed cistern, wash hand basin, double shower cubicle, fitted towel rail, shaver point, partly tiled walls and a double glazed window to the front elevation.

Bedroom Two

Second double bedroom comprising a radiator and a double glazed window to the rear elevation.

Bedroom Three

Good size single bedroom benefitting from extensive fitted wardrobes and drawers, a radiator and a double glazed window to the rear elevation.

Bathroom

Modern fitted bathroom comprising a low level W/C with concealed cistern, wash hand basin, double ended bath with mixer taps and shower over, partly tiled walls and fitted towel rail.

Outside

There is a mains outlet at the front/side of the property for an electric charger to be wired, as well as a mains outlet to the rear of the property for further use.

Rear Garden

Enjoying a private, fence-enclosed setting, the beautifully presented rear garden is arranged over three attractive tiers offering a wonderful retreat for outdoor dining, entertaining and relaxation.

Driveway

Driveway to the front of the property providing off road parking for two cars side by side.

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.







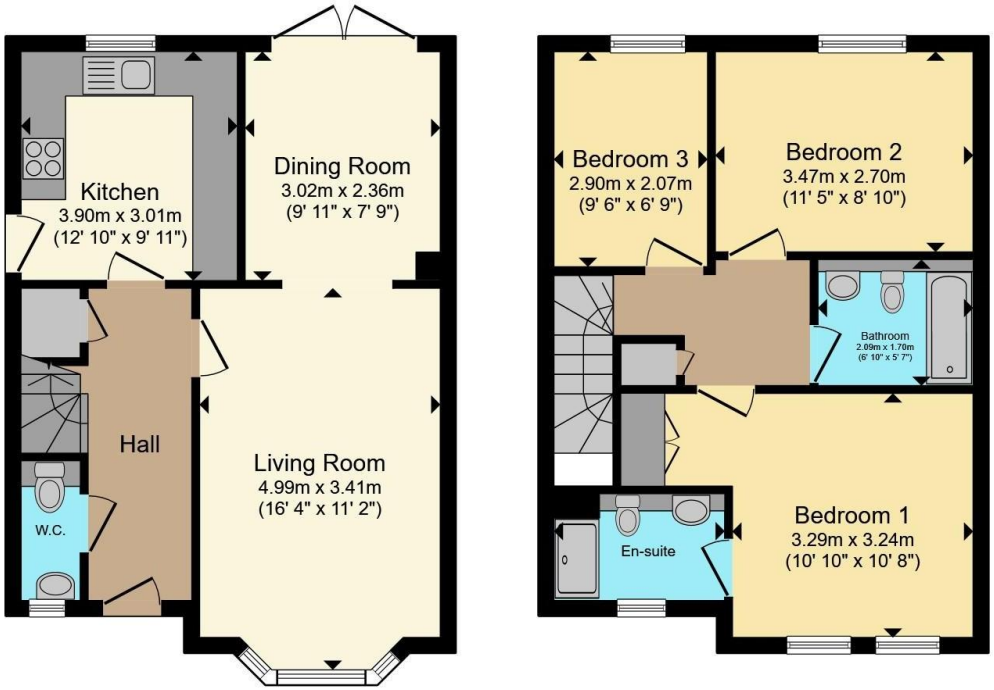












Ground Floor **First Floor**

Total floor area 87.4 m² (940 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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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314747

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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