



Connells

Withy Bank
Leamington Spa



Property Description

Nestled in the highly sought after development of Mill Pool Meadows and enjoying beautiful outlook opposite the nature reserve, this impressive five bedroom detached home is beautifully arranged over three spacious floors and positioned at the end of a private drive.

Upon entering you are welcomed by a bright and inviting entrance hall that sets the tone for the well appointed accommodation throughout. The ground floor features a dual aspect lounge filled with natural light, along side a modern dual aspect break kitchen, perfect for both everyday family living and entertaining. A convenient downstairs cloakroom completes the ground floor layout.

The first floor hosts two generous double bedrooms, including the master suite benefitting from fitted wardrobes and a stylish ensuite shower room. A utility room is also located on this level, adding further functionality to the home.

The top floor offers three further double bedrooms, ideal for growing families, guests or home working, together with the main family bathroom.

Externally the boasts a generous rear garden, providing excellent outdoor space for relaxation and entertaining. A private driveway and single garage offer off road parking and additional storage.

This exceptional home combines spacious, flexible accommodation with a prime position in a desirable setting - early viewing is highly recommended

Approach

The property is set back from the road at the end of a private drive, ideally located overlooking the nature reserve.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in cupboard and doors off to the cloakroom, kitchen and double doors through to the

lounge diner.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a radiator.

Lounge Dining Room

18' 5" x 9' 5" (5.61m x 2.87m)

Spacious, light and airy dual aspect lounge dining room consisting of two radiators, laminate flooring, a double glazed window to front elevation and French doors leading to the garden.

Breakfast Kitchen

19' 3" x 9' 6" (5.87m x 2.90m)

Dual aspect breakfast kitchen fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back area, incorporating a stainless steel sink and drainer unit. Integrated appliances include a double electric oven, electric hob with cooker hood over and a dishwasher, whilst providing space for a washing machine and a fridge/freezer. Housing the gas central heating boiler and comprising a radiator, a double glazed window to front elevation and French doors leading to the garden.

First Floor Landing

The stairs lead from the hallway. There is a built-in cupboard housing the hot water tank, stairs rising to the second floor and doors to the utility, master bedroom and second bedroom.

Utility

6' x 6' 4" (1.83m x 1.93m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing

space for an under counter fridge and comprising a radiator and a double glazed window to front elevation.

Master Bedroom

14' 9" max x 9' 8" (4.50m max x 2.95m)

Double bedroom benefitting from two built in wardrobes, two radiators, French doors leading to the Juliet balcony overlooking the nature reserve and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin with vanity unit, a double walk-in shower and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

Bedroom Two

18' 6" x 9' 6" (5.64m x 2.90m)

Generous double bedroom having a radiator, a double glazed window to rear elevation and French doors leading to the Juliet balcony overlooking the nature reserve.

Second Floor Landing

With a skylight to rear elevation, a radiator and doors to bedrooms 3, 4 and 5 as well as the family bathroom.

Bedroom Three

18' 6" x 8' 5" max (5.64m x 2.57m max)

Double bedroom benefitting from a fitted wardrobe, fitted cupboard, two radiators, a dormer window to front elevation and a skylight to rear elevation.

Bedroom Four

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

Double bedroom with a radiator and a double glazed dormer window to front elevation.

Bedroom Five

10' 2" x 9' 8" (3.10m x 2.95m)

Double bedroom with a radiator and a double glazed window to side elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a shaver point, a radiator and a double glazed dormer window to front elevation.

Rear Garden

Benefiting from the corner plot offering a generous size, private rear garden being mainly laid to lawn and fence enclosed with a patio area and gated side access.

Parking

Driveway providing off road parking for one car.

Garage

Single garage having power, light and up and over door.

Seller's Comments

Set in a peaceful cul de sac in one of Leamington Spa's most family friendly neighbourhoods, 26 Withy Bank has been a wonderful home for us. The house offers generous living space, with five well proportioned bedrooms and three bathrooms, making it ideal for both growing families and anyone wanting extra room to work from home. The detached layout and thoughtful internal flow have always made day to day living easy and comfortable.

One of the things we've loved most is the natural light throughout the house, especially in the main living area, which creates a warm and welcoming feel all year round. The garden has been a real highlight too - private, easy to maintain, and perfect for relaxing or entertaining.

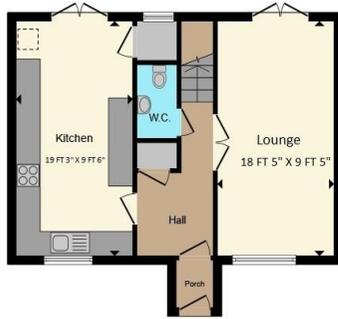
The location has been exceptional: quiet and safe, yet within easy reach of Leamington Spa's town centre, local schools, parks, and transport links. It's a spot that offers the best of both convenience and calm.

We've taken great care of the property and hope the next owners enjoy it as much as we have. It's a home that's ready to move straight into, with plenty of potential to personalise or extend in the future.









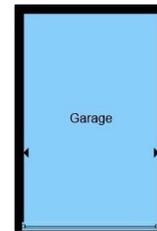
Ground Floor



First Floor



Second Floor



Garage

Total floor area 163.9 m² (1,764 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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Property Ref: SPA315104 - 0004