

HOLYOKE GROVE, WHITNASH

complete ●●●
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A large detached home situated at the foot of a cul-de-sac in Whitnash, built by builders Crest Nicholson in 2002 in the original 'The Fairways' development, to the 'Sherbourne' Design. The property has been extended by the current owners and it's the first time this property has been to market for 26 years. It's a very spacious home that comprises: a porch, an entrance hall, three reception rooms, a guest WC, an extended quartz dining kitchen with a utility. On the first floor are four double bedrooms, two en-suites and a family bathroom. There is a landscaped rear garden, parking for 2-3 cars and a double garage. This property is offered with no onward chain. Whitnash is great for the local schools, Jaguar Land Rover, the M40, the Leamington train station and located very close to the Leamington & County Golf Club.

It's in the details...

Entrance Hall

Install leads into the hallway which has timber effect laminate flooring, a radiator, under stairs storage and a carpeted staircase leads to the first floor. There are doors through to the living room, the extend kitchen diner, study, dining room and the guest WC.

Guest WC

Fitted with a toilet, a floating vanity storage unit with ceramic sink and a mixer tap. Tiled splash-back, an extractor, down-lights and a radiator.

Study

With timber effects laminate flooring, a radiator, coving and a uPVC double glazed window to the front elevation

Dining Room

A good sized dining room, which has timber effect laminate flooring, coving, a radiator and a uPVC double glazed window.

Living Room

A large square living room with oak engineered flooring, a central gas fireplace with a painted timber surround and a quartz hearth. Coving, two radiators and uPVC double glazed french doors and side matching window to the garden.

Kitchen Diner

Fitted with timber effect laminate flooring, a tall radiator, a door to the utility and there are down-lights. There is a modern heritage style kitchen with chrome handles and square edge timber effect worktops. There is a five ring Zanussi black glass hob, a black glass splash-back and an extractor over. There is a one and a half bowl sink with drainer and mixer tap. A fitted dishwasher, a fitted Neff hide-n-slide oven, a fitted microwave, housing for an American fridge, pull out ladder racking and a pull out bin store. There is a breakfast bar lip for 4-6 chairs, two Velux windows, down-lights & up-lights, space for furniture, a tall white radiator, a uPVC double glazed window overlooking the garden and double glazed bi-folding doors to the patio.

Utility

With a continuation of the timber effect laminate flooring, there is a tall white radiator and door to the side passage. There are two tone fitted heritage style units with chrome handles, squared edge timber effect worktops with a single bowl sink with a mixer tap and drainer. Space and plumbing for a washing machine, tiled splash-backs and a cupboard housing the gas Worcester boiler.

Landing

Carpeted landing which has a loft hatch to the boarded loft, which has a pull down ladder.

Bedroom One

A spacious main bedroom with engineered oak flooring, two sets of fitted double wardrobes, a radiator and a uPVC double glazed window facing the garden. Door to the en-suite.

En-Suite

A stylish bathroom which is majority tiled, has a large glass door walk-in shower enclosure, a 'rainfall' mains shower and a handheld shower attachment. Two floating vanity storage sinks with basins and mixer taps. There is a toilet, a chrome towel radiator, an electric shaver point, down-lights and an extractor. There is a uPVC double glazed window.

Bedroom Two

A spacious double bedroom which has fitted triple wardrobe, a radiator and a uPVC double glazed window to the front. Door to the en-suite.

En-Suite

Which has a toilet, hand basin, radiator, an electric shaver point, bi-fold door shower enclosure, with a mains shower, down-lights and an extractor. There is tiled splash-backs and a uPVC double glazed window.





Bedroom Three

A double bedroom with a radiator and a uPVC double glazed window overlooking the garden.

Bedroom Four

A double bedroom which has a radiator and a uPVC double glazed window.

Bathroom

Fitted with a white suite comprising of a bath with a Victorian style mixer tap and a handheld shower attachment. There is a pedestal hand wash basin, a toilet, a radiator, down-lights, an extractor, tiled splash-backs and deep shelf.

Rear Garden

A landscaped rear garden, with two areas of patios being low-maintenance, bedding borders with planting, outdoor lights and a pathway and gate to the front.

Front & Parking

A hard landscaped frontage with drive for several cars, some slated bedding areas with small bushes and lighting. There is a brick based porch with tiled roof that leads to the front door. There is a passageway to the garden and a door through to the double garage.

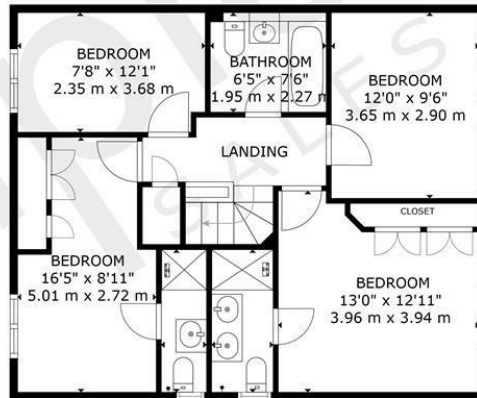
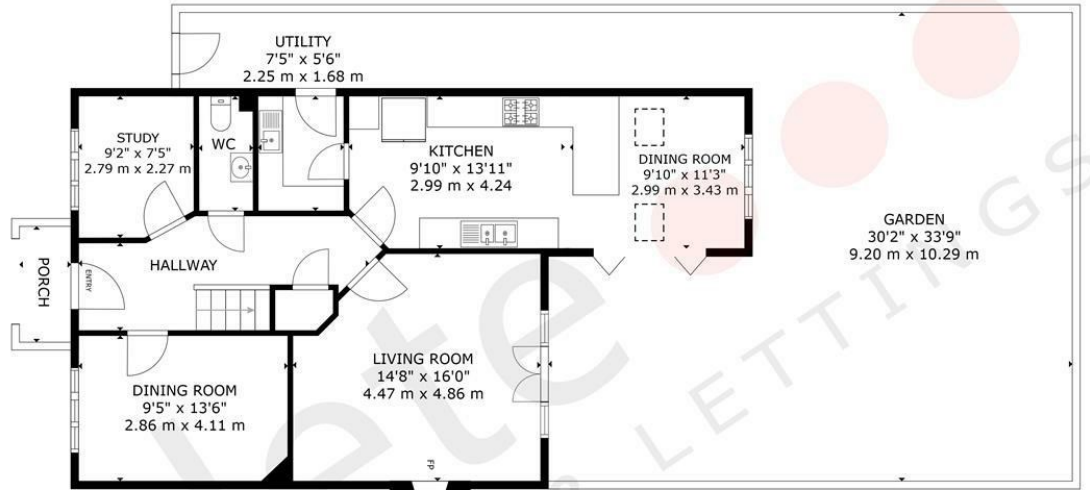
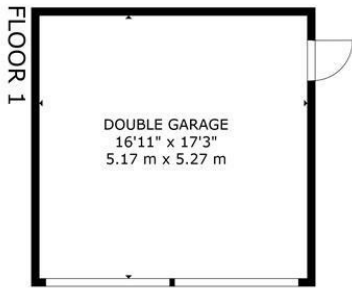
Double Garage

A brick built double garage, with plenty of loft storage. There are two up-and-over doors, strip lighting and electrics. Pedestrian door.

Location

Located on a sought after residential development called 'The Fairways' built by Crest Nicholson Builders in Whitnash, which is southern suburb of Leamington Spa close to Warwick Gates. Well positioned for access to M40, Whitnash has a variety of social clubs, pubs, shops, parks and great local schools catchments such as Briar Hill, St Josephs and Myton School. There is also the local Leamington & County Golf Club nearby. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés and bars, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree lined avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live. It's an easy drive or bus ride to Leamington train station where you will find a direct service to London Marylebone Station.





EN-SUITE
9'2" x 2'11"
2.80 m x 0.89 m

EN-SUITE
9'2" x 4'0"
2.80 m x 1.21 m

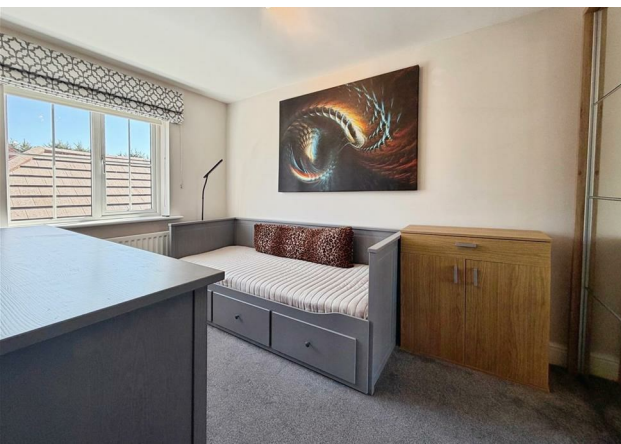
GROSS INTERNAL AREA
FLOOR 1: 867 sq. ft, 80 m², FLOOR 2: 726 sq. ft, 67 m²
EXCLUDED AREAS: GARAGE: 293 sq. ft, 27 m²,
GARDEN: 25 sq. ft, 2 m², PATIO: 993 sq. ft, 92 m²
TOTAL : 1,593 sq. ft, 147 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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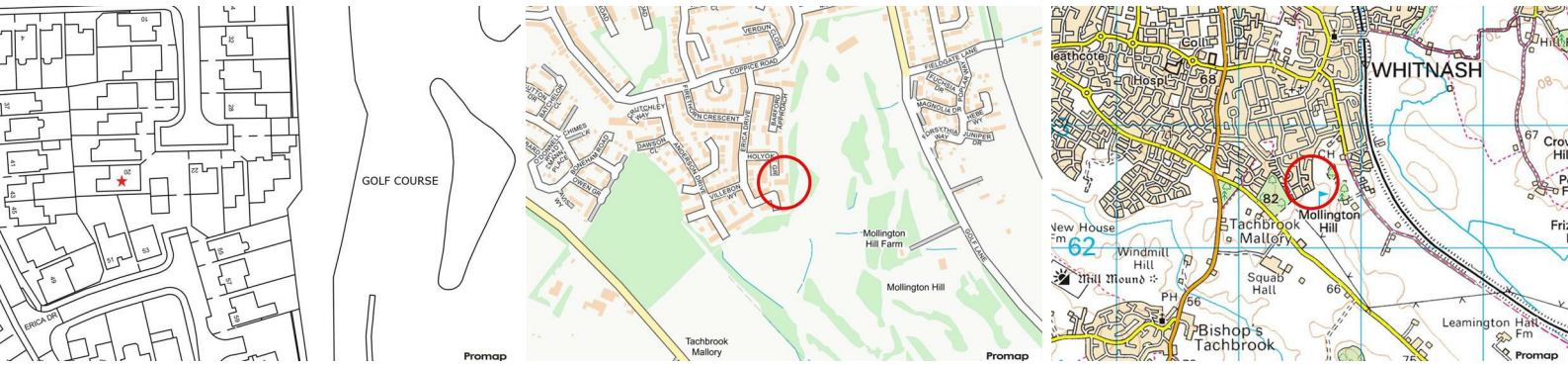


The Leamington Property Expert





- Crest Nicholson Detached
- Four Double Bedrooms
- Quartz Dining Kitchen With Bi-Folds
- Three Bathrooms
- Landscaped Garden
- Extended Family Home
- Three Reception Rooms
- Utility & Guest WC
- Double Garage & Parking
- The Fairways. No Chain



HOLYOKE GROVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| 92 plus | |
| A | |
| 81-91 | |
| B | |
| 69-80 | |
| C | |
| 55-68 | |
| D | |
| 39-54 | |
| E | |
| 21-38 | |
| F | |
| 1-20 | |
| G | |
| Not energy efficient - higher running costs | |
| 75 | 78 |

England & Wales EU Directive 2002/91/EC

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk