



Connells

Weilerswist Drive
Whitnash Leamington Spa

Weilerswist Drive Whitnash Leamington Spa CV31 2TD

for sale offers over
£425,000



Property Description

This beautifully presented four-bedroom link-detached family home is ideally situated within a highly sought-after development built by AC Lloyd, offering spacious and versatile accommodation perfect for modern family living.

The property is entered via a welcoming entrance hallway, leading through to a generous bay-fronted lounge, providing a bright and comfortable space to relax. To the rear, the open-plan breakfast kitchen forms the heart of the home, ideal for both everyday living and entertaining. Further ground floor benefits include a useful utility room and a convenient downstairs cloakroom.

To the first floor, there are four well-proportioned bedrooms comprising two doubles and three singles, all benefiting from built-in storage, offering excellent storage. The accommodation is completed by a family bathroom and a study.

Externally, the property boasts a landscaped rear garden, perfect for outdoor enjoyment, along with driveway parking and an integral garage.

A perfect family home, this property is immaculately presented throughout and occupies a desirable position within a popular residential location.

Approach

The property is set back from the road behind the driveway and gravelled fore garden

leading to the front entrance.

Entrance Hallway

With stairs rising to the first floor, a radiator, a double glazed window to front elevation and a door to the lounge.

Lounge

Spacious, bay-fronted lounge consisting of a feature fire place, an under stairs storage cupboard, a radiator and a door to the kitchen/diner.

Breakfast Kitchen

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. integrated appliances include an electric oven, electric hob and a fridge/freezer. Housing the central heating boiler and comprising a breakfast bar, a double glazed window to rear elevation, French doors leading to the garden and a door to the utility room.

Utility Room

Fitted with wall units with work surfaces over. Providing space for a washing machine and space for a tumble dryer. With doors to the downstairs cloakroom and the garage.

Downstairs Cloakroom

Fitted with a wash hand basin, W/C, a radiator and a double glazed window to rear elevation.

First Floor

Landing

The stairs lead from the hallway. There is a built-in cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

Double bedroom with a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Three

Double bedroom with a fitted wardrobe, a radiator and a dormer window to front elevation.

Bedroom Four

Having a built-in over stairs cupboard, a radiator and a double glazed window to front elevation.

Study

Comprising a fitted wardrobe, a radiator and a velux window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin with vanity unit, P-shaped bath with shower over and a W/C. Having partly tiled walls, a fitted towel rail, an extractor fan and a double glazed window to rear elevation.

Outside

Rear Garden

Good size, private and beautifully maintained garden, being mainly laid to lawn and fence enclose. Having two patio areas and gated side access.

Parking

Driveway providing off road parking.

Garage

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

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.

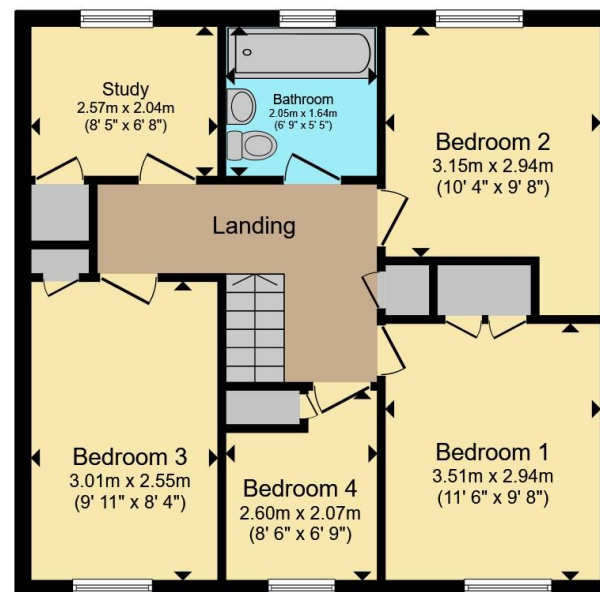








Ground Floor



First Floor

Total floor area 118.7 m² (1,278 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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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