



Connells

Medley Grove
Whitnash Leamington Spa



Property Description

A superb five-bedroom detached family home, tucked away on a private drive just off Tachbrook Road, offering a peaceful setting while remaining within easy reach of the town centre, schools, and local amenities.

This modern home offers flexible and generous living accommodation ideal for modern family life. The welcoming entrance hallway leads to a spacious kitchen/dining room, perfect for everyday family meals and entertaining, with the added benefit of a separate utility room. There is a bay-fronted dining room, a comfortable lounge ideal for relaxing together, and a convenient cloakroom completing the ground floor.

Upstairs, the property offers five well-proportioned bedrooms, providing ample space for growing families or home working. Two bedrooms benefit from en-suite shower rooms, while three further bedrooms feature fitted wardrobes. A family bathroom serves the remaining rooms.

Outside, the property continues to impress with an integral double garage, driveway parking for two vehicles, and a beautifully maintained rear garden—ideal for children to play, family gatherings, or outdoor entertaining.

Approach

The property is set back from the Tachbrook Road behind the private driveway, lawned fore garden with a pathway to the front entrance hallway.

Entrance Porch

Having a radiator and a door to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator, tiled flooring and doors to the kitchen diner, lounge, dining room and cloakroom.

Downstairs Cloakroom

Being partly tiled and fitted with a wash hand basin, low level W/C, an extractor fan and a radiator.

Lounge

Generously sized, light and airy lounge, consisting of a feature fire place, a radiator and double glazed French doors leading to the garden.

Dining Room

With a double glazed bay window to front elevation, a radiator and French doors into the lounge.

Kitchen/Diner

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include a gas oven with warming plate and five ring gas hob with cooked hood over and a dishwasher, whilst providing space for a fridge/freezer. Comprising tiled flooring, a double glazed window to rear elevation, French doors leading to the garden and a door to;

Utility Room

Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. Housing the central heating boiler whilst providing space for a washing machine and a tumble dryer. With a door to rear elevation.

First Floor

Landing

Spacious landing with an airing cupboard housing the hot water tank, access to the boarded loft via a ladder, a radiator and a double glazed window to front elevation.

Master Bedroom

Double bedroom benefitting from two fitted wardrobes, a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin with vanity unit, double-ended bath with mixer taps and shower over and a low level W/C. Having fully tiled walls, tiled flooring, a shaver point, an extractor fan, fitted towel rail and a double glazed window to side elevation.

Bedroom Two

Double bedroom with a radiator, a double glazed window to front elevation and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin, a shower cubicle and a low level W/C. Having fully tiled walls, tiled flooring, a fitted towel rail and a double glazed window to

front elevation.

Bedroom Three

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

Bedroom Four

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

Bedroom Five

Having a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, double-ended bath with mixer taps and shower over and a low level W/C. Having fully tiled walls, tiled flooring, a shaver point, a fitted towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Private, well-established landscaped garden being mainly laid to lawn and fence enclosed. Having two patio areas and a decking area.

Parking

Driveway providing off road parking for two cars.

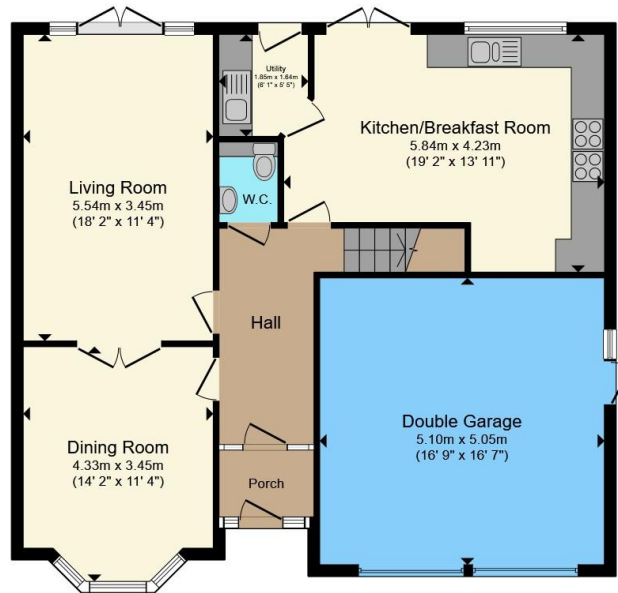
Garage

Double garage having power, light and up and over doors.

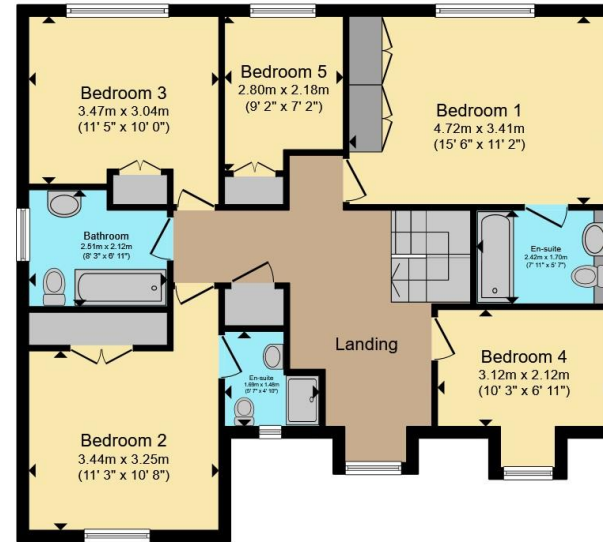








Ground Floor



First Floor

Total floor area 185.4 m² (1,995 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: D Council Tax Band: F

Tenure: Freehold

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