



Connells

Home Farm Crescent
Whitnash Leamington Spa

Home Farm Crescent Whitnash Leamington Spa CV31 2QW

for sale offers over
£350,000



Property Description

Situated in the highly sought-after area of Whitnash, this beautifully extended three-bedroom end-of-terrace home on Home Farm Crescent offers spacious and versatile accommodation, ideal for modern family living.

The property has been thoughtfully improved and extended by the current owners, creating a superb open-plan kitchen/dining space that forms the heart of the home. The impressive fitted kitchen features a central island, ample worktop space, and plenty of storage, making it perfect for both everyday living and entertaining. The dining area enjoys views over the private rear garden and provides a wonderful social space for family and guests alike.

To the front of the property is a welcoming lounge offering a cosy yet spacious setting to relax, while an additional study area provides the ideal work-from-home space or homework station. A convenient downstairs W/C further enhances the practicality of the ground floor accommodation.

Upstairs, the property offers two generous double bedrooms along with a well-proportioned single bedroom, ideal as a child's room, nursery, or home office. The accommodation is completed by a stylish refitted family bathroom finished to a modern standard.

Externally, the home continues to impress with off-road parking for several vehicles to

the front. To the rear is a lovely private garden, offering a peaceful outdoor retreat with plenty of space for entertaining, children to play, or simply enjoying the warmer months.

Entrance Porch

With double glazed windows to front and side elevations and a door leading to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, an under stairs storage cupboard and a door to the lounge.

Lounge

Spacious, light and airy lounge consisting of a gas feature fire place, two radiators, laminate flooring and a double glazed window to front elevation.

Dining Area

Offering a lovely space for open plan dining and entertaining.

Study Area

Benefitting from a log burner, laminate flooring and a double glazed window to side elevation.

Kitchen Area

Fitted with wall and base units with complementary work surfaces over. There is an electric oven and gas hob with cookerhood over, with integrated dishwasher, washing machine and fridge/freezer. Benefitting from a

central island incorporating a one and a half bowl sink and drainer unit, a pull out pantry cupboard, ceiling spotlights, a radiator and french doors to the side and rear elevations leading to the garden.

Inner Hallway

With a door leading to;

Downstairs Cloakroom

Fitted with a wash hand basin with vanity unit, low level W/C and laminate flooring.

First Floor

Landing

The stairs lead from the hallway.

Bedroom One

Double bedroom benefitting from built-in wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Two

Double bedroom with built-in wardrobe space, a radiator, laminate flooring and a double glazed window to rear elevation.

Bedroom Three

Having a single wardrobe alcove, a radiator and a double glazed window to front elevation.

Bathroom

Four piece suite fitted with a wash hand basin with vanity unit, storage and LED mirror, bath with mixer taps, separate corner shower cubicle and a low level W/C. Having laminate flooring, ceiling spotlights, chrome heated towel rail, a double glazed window to rear

elevation and a cupboard housing the gas central heating boiler.

Outside

Rear Garden

The rear garden is a lovely private outdoor space, fully enclosed by fencing and mainly laid to lawn, making it ideal for families and entertaining. Mature shrubs and established trees provide attractive greenery and natural screening to the rear, creating a peaceful and secluded setting to enjoy throughout the year.

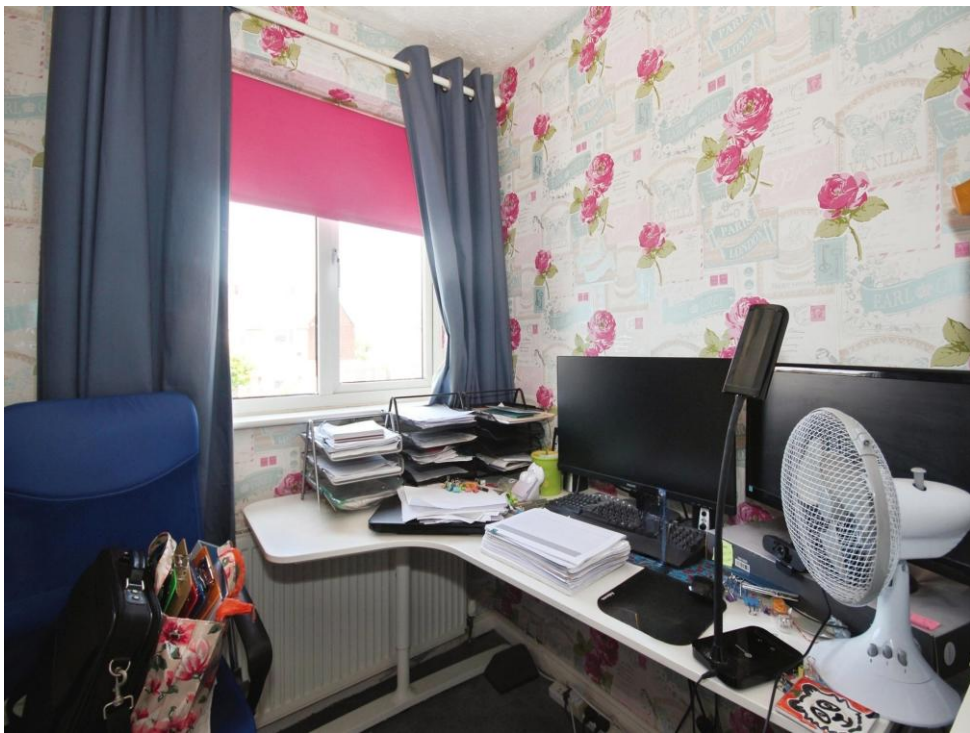
Parking

Driveway providing off road parking.

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.









Total floor area 113.0 m² (1,217 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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7-8 Euston Place
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315269



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