



11 Whittaker Way

Warwick, CV34 8AX


Spa Estates
— est. 1986 —





























11 Whittaker Way

Built in 2020 and benefitting from the balance of an NHBC warranty, this well-presented three-bedroom semi-detached family home is situated in a popular residential area, just off Europa Way. The property offers well-proportioned accommodation arranged over two floors, together with off-road parking and an enclosed rear garden.

Whittaker Way is an established modern residential development, conveniently positioned for access to Warwick town centre, Leamington Spa, local schools, shops and everyday amenities, together with excellent road and transport links.

Living Room

A well-proportioned reception room providing a comfortable principal living space, with French doors leading onto the back garden.

Kitchen / Dining Room

A practical and well-equipped kitchen/dining area fitted with a range of wall and base units, complementary work surfaces, inset sink with mixer tap and a range of integrated appliances. The dining area provides a useful space for family dining and entertaining.

Cloakroom/WC

Fitted with a low-level WC and wash hand basin, together with useful storage and space for household appliances.

Landing

The first-floor landing provides access to all three bedrooms and the family bathroom, together with loft access and a window providing natural light.

Bedroom One

A generous double bedroom providing comfortable principal bedroom accommodation, with natural light and space for bedroom furniture.

Bedroom Two

A further well-proportioned double bedroom with window overlooking the rear elevation.

Bedroom Three

A useful third bedroom, ideal for use as a child's bedroom, nursery, dressing room or home office.

Family Bathroom

A modern family bathroom comprising bath with shower over, wash hand basin and low-level WC, together with complementary tiling.

Outside – Front

The property is approached via a paved pathway with a low maintenance front garden area and access to the entrance. A private driveway provides off-road parking for two cars.

Parking

The property benefits from private off-road driveway parking, providing useful parking for residents and visitors.

Rear Garden

The enclosed rear garden provides a pleasant private outside space, with a combination of paved and lawned areas. The garden is enclosed by fencing and provides an ideal setting for outdoor dining, entertaining and family use.

Location – Warwick

Whittaker Way is situated within a popular modern residential area of Warwick, conveniently positioned for access to the historic town centre and surrounding amenities.

Warwick is a highly regarded historic market town, famous for Warwick Castle, its attractive architecture and picturesque streets. The town offers a wide range of shops, restaurants, cafés, bars and leisure facilities, together with excellent local schooling.

Royal Leamington Spa is also within easy reach, offering its renowned Regency architecture, beautiful parks and gardens, independent and high-street shopping, restaurants and extensive leisure facilities.

For commuters, the property is well placed for access to the surrounding road network, with Warwick and Warwick Parkway railway stations providing regular rail services towards Birmingham and London. The M40 is also readily accessible, providing connections to Birmingham, Oxford and London.

Services - Mains water, gas, electricity, drainage and telephone.

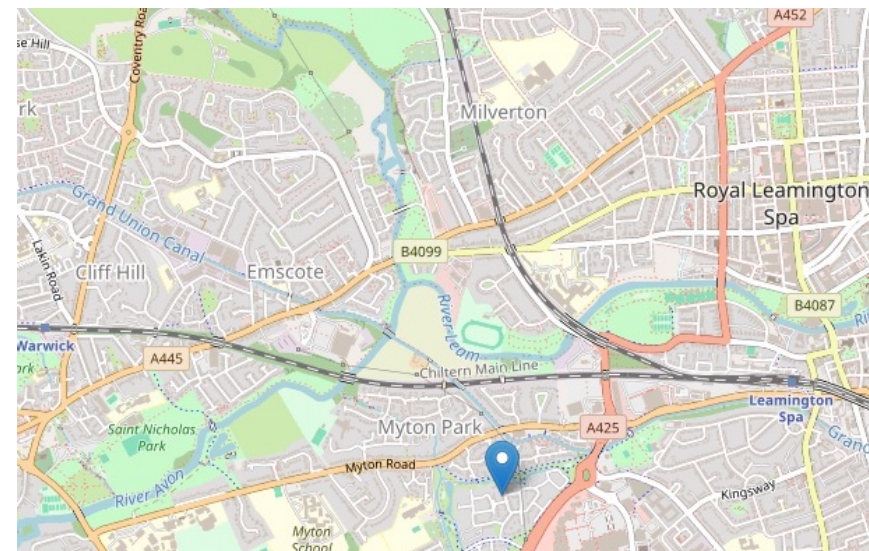
Tenure – Freehold

Local Authority - Warwick District Council.

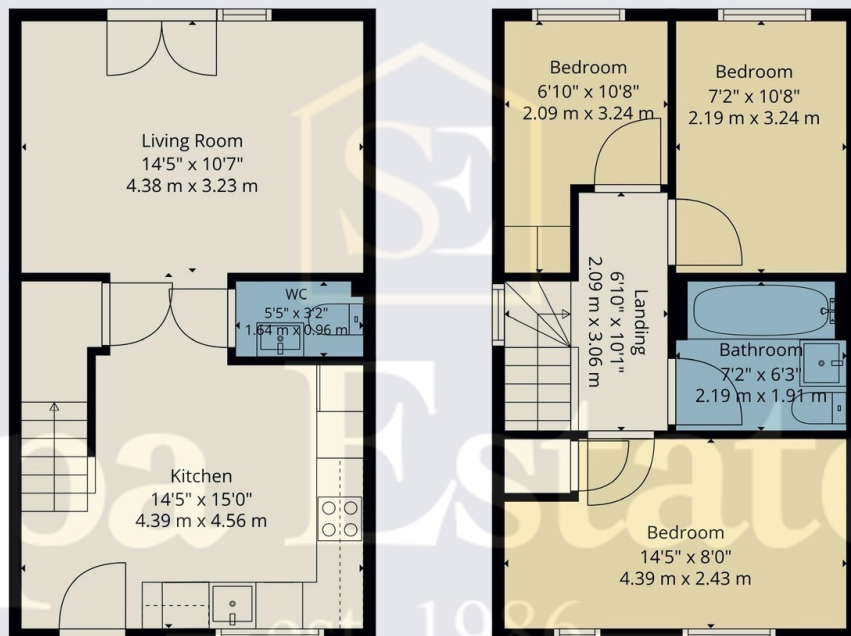
Viewing Arrangements

Strictly via the vendors' sole agents Spa Estates on 01926 754080.

Website - spaestates.com



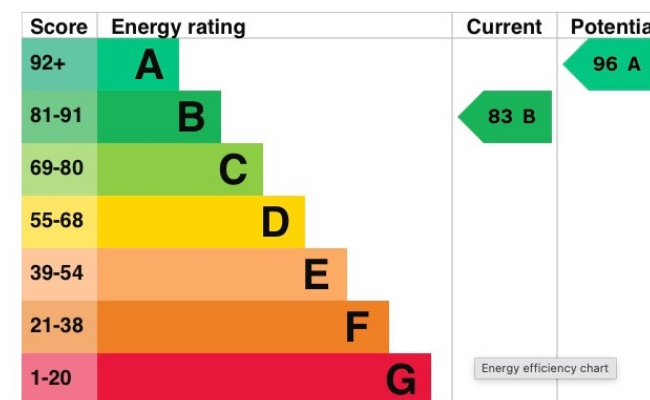




Ground Floor

First Floor

Approx Total Area: 775sq. ft, 72 m2



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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01926 754080
info@spaestates.com
spaestates.com
7 Clarendon Place, Leamington Spa, Warwickshire, CV32 5QL