



Whitmore Road, Whitnash

**Winkworth**

for every step...







## About the Property

Situated on Whitmore Road in the ever popular area of Whitnash a short drive from the centre of Leamington Spa (2.4 miles), this three bedroom, semi detached family home offers contemporary open-plan living with internal accommodation extending to approximately 900 sq ft.

Material Information: Council Tax: Band C  
Local Authority: Warwick District Council  
Broadband: Ultrafast Broadband Available  
(Checked on Ofcom Oct 24)  
Mobile Coverage: Limited Coverage  
(Checked on Ofcom Oct 24)  
Heating: Gas Central Heating  
Listed: No





## The Finer Details

Upon arriving at Whitmore Road a covered glass entrance porch provides access into the entrance hall which in turn leads onto the expansive, ground floor, open plan living space. The sitting room is generous in size with large front aspect windows providing an abundance of natural light and a blue feature wall which ties the living room into the neighbouring dining and kitchen areas.

The U-shaped kitchen has been modernised by the current owners and provides a stylish entertaining and cooking space with wooden counter tops, induction hobs and built in oven/appliances. There is a large window which overlooks the garden terrace and an internal access to the garage. The adjoining dining area has sliding doors which lead onto the mature rear garden, gas fireplace and built in cupboards and shelving.

The master bedroom is set to the front of the first floor and is a generous double, with additional cupboard space and large windows. There is an additional double bedroom set off the landing as well as a single bedroom, currently used as a dressing room. The family bathroom has a bath with a rainfall shower and is bright and airy. The attic is accessed via a hatch on the first floor landing.

Externally, the large rear garden has been beautifully landscaped with a series of paved terraces, turfed lawns and a pebbled entertaining area with a built in, open-air barbecue and bar, perfect for summer evenings with friends. At the bottom of the garden there is a garden room with electricity which could be used as an office or garden studio, as well as a further outdoor shed. To the side of the house there is a full length garage which benefits from internal and external access to the front and rear of the house, and there is parking for multiple cars to the front of the house.



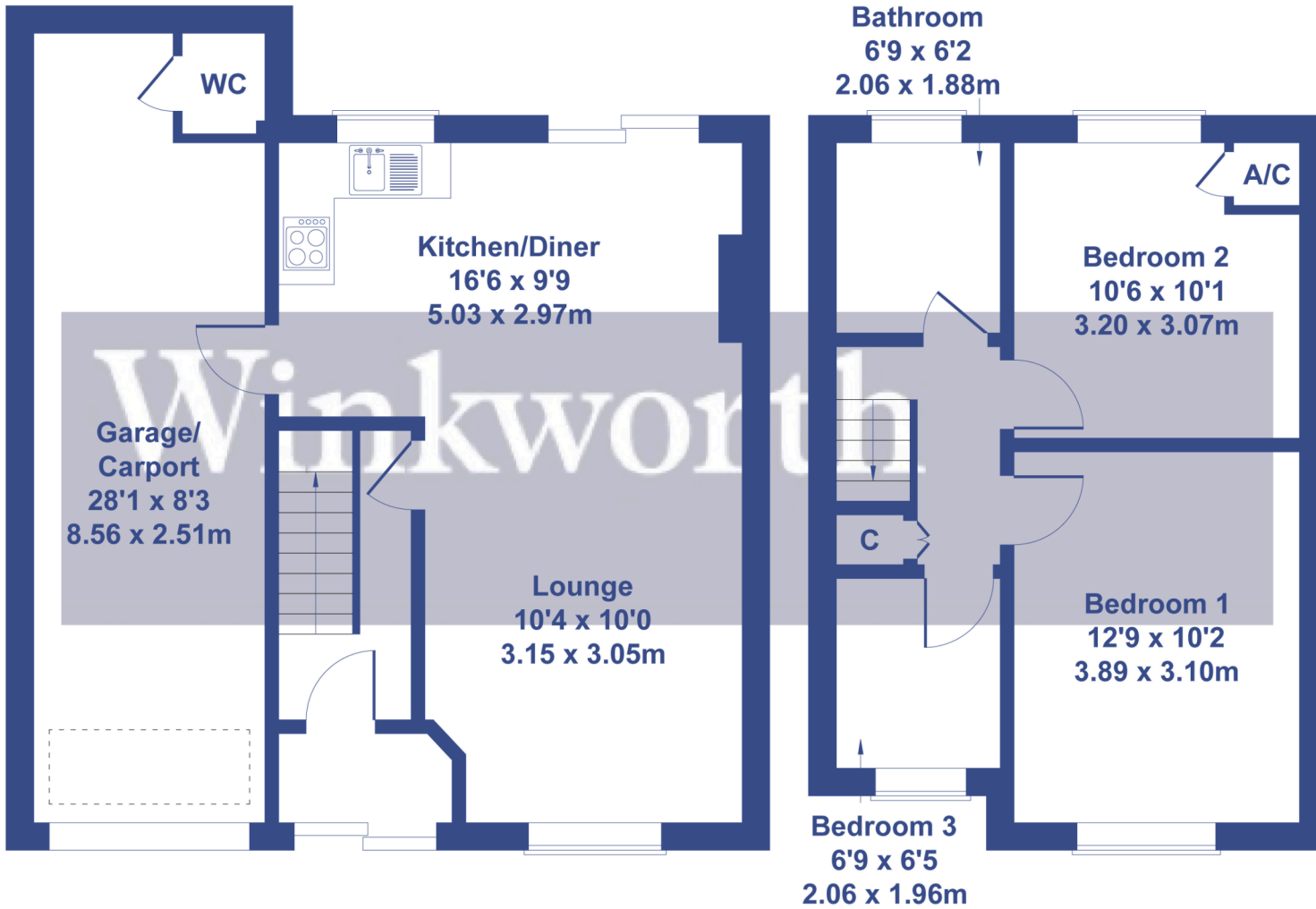






# Whitmore Road

Approximate Gross Internal Area  
1033 sq ft - 96 sq m

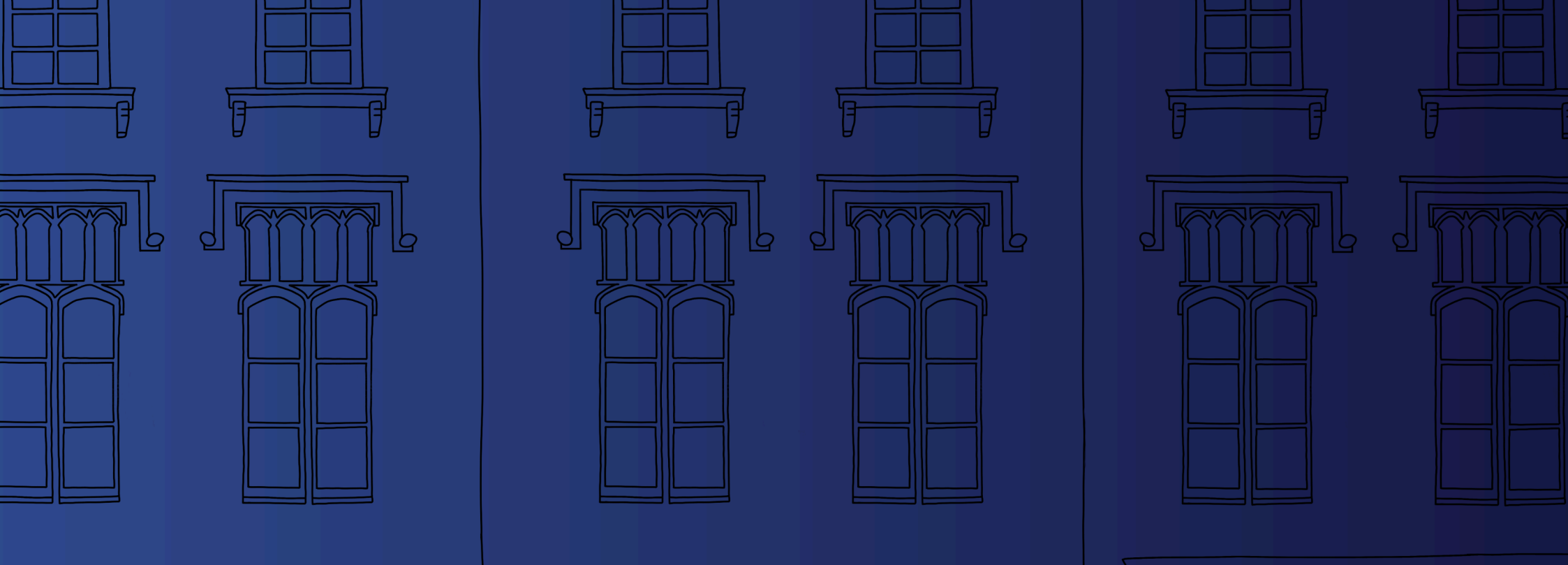


**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Liberal energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	



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