



Connells

O'donnell Road
Whitnash Leamington Spa



Property Description

Situated within the highly sought after Mallory Grange development in Whitnash, this is beautifully presented four bedroom semi detached home is set back on a private lane, offering both privacy and peaceful setting.

The ground floor comprises a welcoming entrance hallway, a stylish and modern kitchen diner ideal for family living and entertaining, a separate spacious lounge and a convenient downstairs cloakroom.

On the first floor the property offers two well proportioned double bedrooms, a third single bedroom and a contemporary family bathroom.

The top floor is dedicated to the master suite, featuring a generous double bedroom and a private ensuite shower room, creating a perfect retreat.

Externally, the property benefits from a driveway providing off road parking for two vehicles, a garage and a well maintained rear garden.

Approach

Ideal position being set back from the main road on a private drive.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator and doors to the kitchen diner, lounge and cloakroom.

Downstairs W/C

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

Lounge

16' 6" x 10' 2" (5.03m x 3.10m)

Spacious, light and airy lounge consisting of a radiator, a double glazed window to rear elevation and double glazed French doors leading to the garden.

Kitchen/Diner

15' 4" x 9' 6" (4.67m x 2.90m)

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Housing the central heating boiler and comprising a radiator and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway, with doors to bedrooms two, three and four as well as the family bathroom. There are stairs rising to the first floor.

Bedroom Two

12' 2" x 9' 6" (3.71m x 2.90m)

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

Bedroom Three

13' 5" x 9' 5" (4.09m x 2.87m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Four

6' 8" x 10' 3" (2.03m x 3.12m)

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

Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to front elevation.

Second Floor

Master Bedroom

19' 2" max into dormer with RHH x 13' 3" max (5.84m max into dormer with RHH x 4.04m max)

Generously sized double bedroom benefitting from ample storage into the eaves, loft access via hatch, a radiator, a dormer window to front

elevation and two skylights to rear elevation

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a fitted towel rail, an extractor fan and two skylights to rear elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with two patio areas and gated side access.

Parking

Driveway providing off road parking for two cars in tandem.

Garage

17' 10" x 9' (5.44m x 2.74m)

Having power, light, an up and over door and a door to the garden.

Agent's Note

There is an annual management charge of £284.81.







To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online [connells.co.uk/Property/SPA315192](https://www.connells.co.uk/Property/SPA315192)



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