

Peter Clarke



3 Willow Close, Whitnash, Leamington Spa, CV31 2QP

Offers Over £250,000

A deceptively spacious, beautifully presented and extended, three bedroom family home located in the popular village of Whitnash, within easy reach of Leamington, Warwick and the fantastic local schools. Offering stunning internal accommodation, briefly comprising, large entrance hall with storage cupboard, well proportioned living room, extended and refitted modern kitchen breakfast room, separate extended dining room, three first floor bedrooms and a modern family bathroom. Outside is a lawned foregarden, whilst to the rear is a South facing, low maintenance courtyard garden. Internal viewing is highly recommended to appreciate the quality and space this fantastic home has to offer.



**APPROACH** Accessed from Willow Close via a tarmac footpath which in turn leads to a private paved footpath leading to the open fronted covered porch and UPVC double glazed front door which opens into :-

**ENTRANCE HALL** Has stairs rising to the first floor landing and gives way to living room, benefitting from a large understairs storage cupboard with central heating radiator and ceiling mounted lighting. With further timber panel door opening into :-

**LIVING ROOM** This well proportioned and bright first reception room is accessed from the entrance hallway and gives further access through to the extended kitchen breakfast room and dining room beyond, with a centrally mounted feature fireplace having timber mantle, Silestone hearth and electric fireplace, ceiling mounted lighting and central heating radiator.

With a large double glazed window to the front elevation giving views over the neighbouring green. Internal timber and glazed door opens into the extended and refitted kitchen breakfast room.

**EXTENDED KITCHEN BREAKFAST ROOM** This well appointed and contemporary style kitchen breakfast room comprises a range of pale grey wall and base mounted units with contrasting marble effect work surfaces over and benefits from a range of integrated appliances including four ring gas hob with brushed stainless steel and glass overhead extractor, built in fan assisted double oven and has space and plumbing for an American style upright fridge freezer and washer dryer. In addition there is also a built in slim line dishwasher, centrally mounted breakfast bar and additional counter top area, large double glazed window to rear elevation giving

views over the courtyard rear garden and obscure double glazed rear access door giving direct access. Further to this there is ceramic tiling to floor and all splashback areas, inset downlighters and central heating radiators with internal timber and glazed door opening through to the extended and refitted dining room.

**DINING ROOM** This extended and refitted second reception room offers an adaptable space currently being utilised by the family as a formal dining room which benefits from three door built in storage cupboard, inset downlighters, underfloor heating and ceramic floor tiling. This versatile space also offers a large double glazed bi-fold rear door giving views and direct access on to the courtyard style Southerly facing rear garden.



## ON THE FIRST FOOR

**LANDING** With stairs rising from the entrance hall and gives way to all bedrooms and family bathroom as well as benefitting from a large aperture loft access hatch leading to the loft storage area. Further to this there is an integral linen storage cupboard and timber panel door leading through to:-

**MASTER BEDROOM** This sizeable double room has a large front facing double glazed window giving views over the neighbouring green and benefits from built in double fronted storage wardrobe with additional integrated three mirrored sliding door wardrobe. Further to this there is ceiling mounted lighting and central heating radiator.



**BEDROOM TWO** Another well proportioned double room again benefitting from a double fronted built in storage wardrobe, central heating radiator and ceiling mounted lighting. Having a large rear facing double glazed window overlooking the courtyard style Southerly aspect rear garden.

**FAMILY BATHROOM** A modern family bathroom suite comprising low level WC with duel flush, pedestal mounted wash hand basin with chrome monobloc tap and panelled bath with fixed glass screen and Triton Passion electric shower over. Having ceramic tiling to floor and all splasback areas, obscure double glazed window to rear elevation, wall mounted vanity mirror, centrally heated towel rail, wall mounted extractor fan, ceiling mounted downlighters and enclosed airing cupboard.



**BEDROOM THREE** Also accessed from the main landing, this third well proportioned single bedroom benefits from a double fronted built in storage wardrobe, large double glazed window to the front elevation, central heating radiator and ceiling mounted lighting.

## OUTSIDE

**FRONT** To the front of the property is a well maintained lawned foregarden with well stocked plants and shrub borders. Sitting alongside is a paved footpath which leads up to the double glazed front door.



## Willow Close Whitnash, CV31 2QP

Total Approx. Floor Area 97.10 Sq.M. (1045 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 52.80 Sq.M.  
(568 Sq.Ft.)

First Floor  
Approx. Floor  
Area 44.30 Sq.M.  
(477 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

**REAR GARDEN** To the rear of the property is a low maintenance and fence enclosed courtyard style rear garden benefitting from a useful timber storage shed. Offering a Southerly rear aspect and featuring two large split timber doors giving direct access into the garden from the service road behind.

**PARKING** To the rear of the property is a residents service road which leads down to an informal residents parking area

### GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electric, water and mains drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band C**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D.** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



01926 429400

[www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Myton Road, Leamington Spa, Warwickshire CV31 3NY  
[leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk)

# Peter Clarke

Six offices serving South Warwickshire & North Cotswolds