



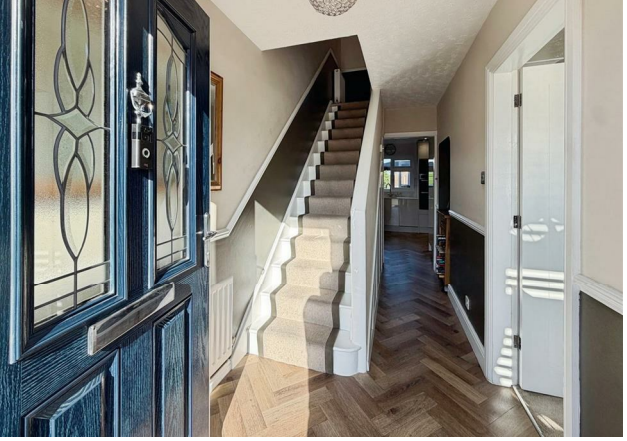




HOME FARM CRESCENT, WHITNASH

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An extended and immaculately presented 1960s mid-terrace family home, situated in the popular residential area of Whitnash. The accommodation comprises an entrance hall with striking herringbone luxury vinyl tiled flooring, a good-sized living room with an elegant marble fireplace, a stylish kitchen diner with integrated appliances and a contemporary garden room featuring an insulated tiled roof and Velux window. Upstairs are three well-proportioned bedrooms and a beautifully appointed shower room. Outside, the property benefits from a generously sized landscaped rear garden and off-road parking for two to three vehicles at the front.

It's in the details...

Hallway
A modern composite entrance door with two central leaded glazed panels and surrounding uPVC double-glazed windows leads into the hallway. There is herringbone luxury vinyl tiled flooring, a painted staircase rising to the first floor with a fitted carpet runner, a dado rail and attractive two-tone painted walls. Clever push-to-open storage is fitted beneath the stairs, alongside a useful recessed area and radiator. Doors lead to the kitchen diner and living room.

Living Room
A beautifully decorated reception room featuring a uPVC double-glazed window to the front with modern fitted shutters. The room has an elegant marble fireplace with an inset gas fire, a double radiator and ceiling coving.

Kitchen Diner
The herringbone luxury vinyl tiled flooring continues into this impressive open-plan space, which features a modern cashmere gloss fitted kitchen with compressed laminate worktops and matching splashbacks. Appliances include a five-ring gas hob with a black glass splashback and contemporary extractor hood, an integrated Zanussi double oven, Zanussi microwave, dishwasher, washing machine and fridge freezer. There is also a one-and-a-half- bowl black Corian-style sink with a surface-mounted mixer tap providing instant boiling and filtered drinking water, together with under-cabinet lighting. The dining area offers ample space for a large table and features recessed ceiling spotlights, a dado rail and a tall, traditional three-column radiator. A large square opening leads into the garden room.

Garden Room
A stylish addition to the home, with a continuation of the herringbone luxury vinyl tiled flooring. The room has a brick-built and plastered base, uPVC double-glazed windows and doors opening onto the rear garden. A recently installed insulated tiled roof incorporates a Velux window and recessed ceiling spotlights, creating a comfortable year-round living space.

Landing
A carpeted landing with a radiator, dado rail and attractive two-tone painted walls. Doors lead to all three bedrooms and the shower room. A loft hatch with fitted ladder provides access to the boarded loft, which also benefits from lighting.

Bedroom One
A spacious double bedroom with a large uPVC double-glazed window to the front elevation, complete with modern fitted shutters. The room features a wallpapered feature wall, radiator and ample space for freestanding bedroom furniture.

Bedroom Two
A further double bedroom with fitted bedroom furniture, a uPVC double-glazed window overlooking the rear garden and a radiator.

Bedroom Three
A well-proportioned single bedroom with a uPVC double-glazed window to the front, modern fitted shutters and a radiator. There is also a useful built-in storage cupboard with shelving.



Shower Room
A beautifully appointed and fully tiled shower room featuring a generous double-width shower enclosure with a fixed glass screen and flipper panel. The mains-fed rainfall shower also includes a handheld attachment. A fitted vanity unit incorporates a concealed-cistern WC, wash basin with mixer tap and useful storage cupboards. Further features include a uPVC double-glazed window, chrome heated towel radiator, extractor fan and recessed ceiling spotlights.

Rear Garden

The generously sized landscaped rear garden features an extensive paved patio, a central lawn and a further raised seating area at the far end. The garden is enclosed by timber fencing with concrete posts and gravel boards. A shared passageway provides access to the front of the property.

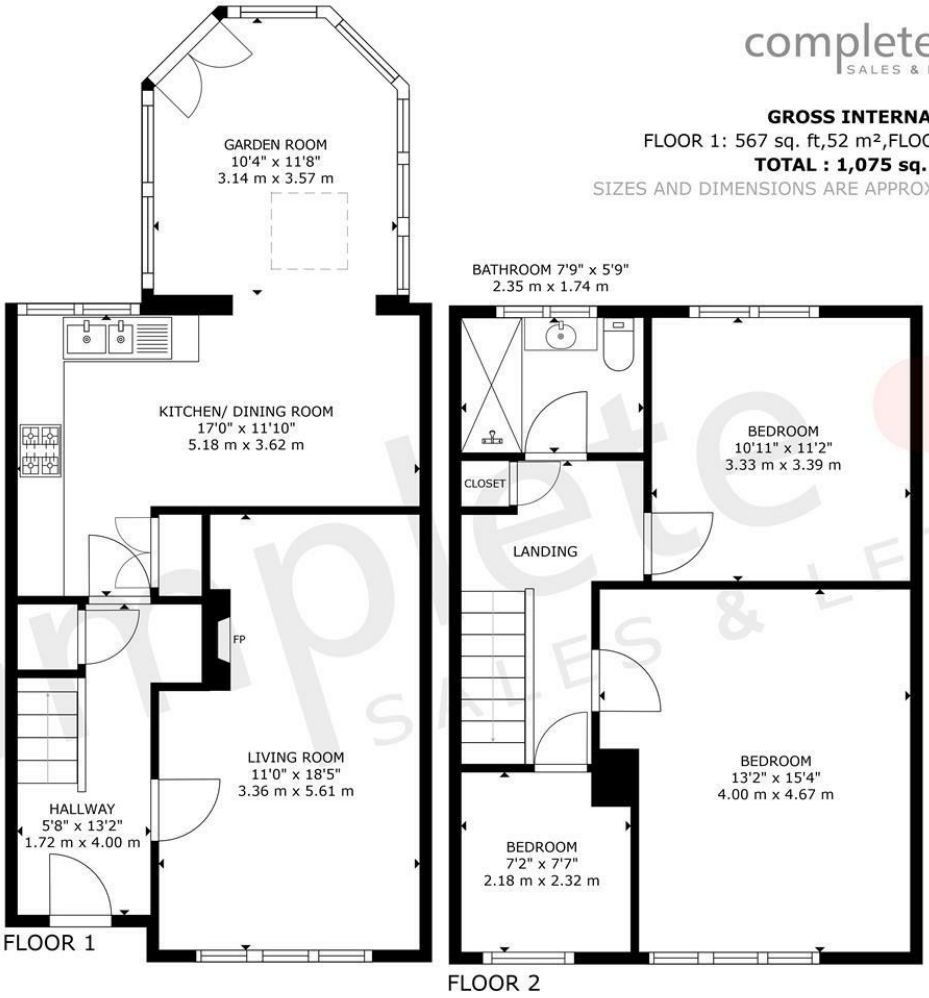
Front Garden & Parking

The property has a long lawned front garden alongside a concrete driveway providing off-road parking for two to three vehicles.

Location
Home Farm Crescent is situated within the popular and well-established residential area of Whitnash, close to Leamington & County Golf Club and a good selection of everyday amenities. Families are particularly well served by nearby primary and secondary schools, parks and recreational facilities. Leamington Spa town centre offers an excellent range of independent shops, restaurants, cafés and beautiful parks, while the railway station provides regular services to Birmingham and London Marylebone. The property is also conveniently positioned for access to the M40, Jaguar Land Rover, Warwick, the Shires Retail Park and the surrounding Warwickshire countryside.







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GROSS INTERNAL AREA

FLOOR 1: 567 sq. ft,52 m², FLOOR 2: 508 sq. ft,47 m²

TOTAL : 1,075 sq. ft,99 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

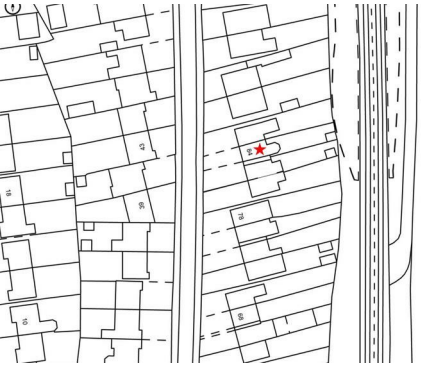


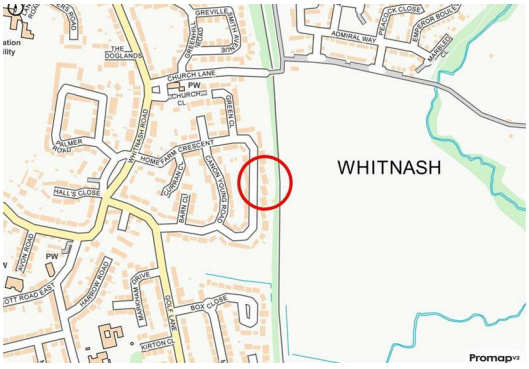






- Beautifully Presented
- Three Bedrooms
- A Stylish Kitchen Diner
- Upstairs Bathroom
- Off Road Parking
- Mid-Terrace Family Home
- Living Room
- Garden Room
- Landscaped Garden
- Close To Schools, Shops & Golf Course

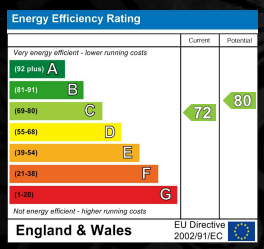






HOME FARM CRESCENT, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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