







# HOME FARM CRESCENT, WHITNASH

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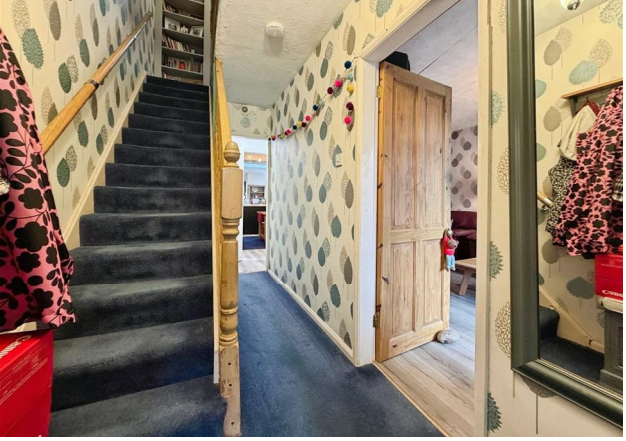
SALES & LETTINGS














A stylish, extended end-of-terrace home occupying a corner plot in Whitnash. Believed to date from the 1950s, this three-bedroom home has a generous family kitchen diner with deep blue handleless cabinetry, a central island and a cast-iron log burner. A glazed roof lantern brings light into the dining space, and two sets of French doors open onto the rear garden. The accommodation also includes a porch, entrance hall, separate living room, guest WC and a family bathroom with both a bath and a walk-in shower enclosure. Outside, the garden widens towards the rear, while a block-paved driveway provides parking for up to four cars. No Chain.

Property Details...

Porch
A uPVC double-glazed entrance door with a full-height frosted glass panel opens into the porch. There is tiled flooring, two uPVC double-glazed windows and a single-glazed side window. A composite door with glazed panels around it leads into the hallway.

Hallway
The carpeted hallway has painted wall panelling, feature wallpaper and a staircase with a timber handrail and spindles. There is an under stairs storage cupboard and an open doorway to an inner vestibule with shelving and a door to the guest WC.

Guest WC
Fitted with a WC and a vanity unit with a hand basin, mixer tap and storage beneath. There is laminate flooring, an extractor fan and a ceiling light.

Living Room
A separate living room with timber-effect laminate flooring, a uPVC double-glazed window and a gas fire with a composite surround. There is a tall radiator, and sliding doors connect the room to the family kitchen diner.

Family Kitchen Diner
The extension creates a generous space for cooking, dining and relaxing. Deep blue handleless units are arranged around a large central island with breakfast bar seating for three. The island incorporates a white one-and-a-half-bowl sink with a mixer tap and drainer. The kitchen has a fitted oven and a four-ring gas hob with a silver-effect glass splashback and extractor hood. There is an integrated fridge freezer, dishwasher and washing machine, along with a pull-out larder and under-cabinet lighting. Timber-effect laminate flooring runs throughout. A glazed roof lantern with a fitted blind brings in natural light, while two sets of uPVC double-glazed French doors open onto the garden. A cast-iron log burner stands on a substantial tiled hearth. There is also a uPVC window, recessed spotlights and additional ceiling lights.

Landing
The carpeted landing has feature wallpaper and wall panelling. Timber doors lead to the three bedrooms and bathroom.

Bedroom One
A spacious double bedroom with fitted wardrobes and cupboards, a radiator and a uPVC double-glazed window.

Bedroom Two
The uPVC double-glazed window enjoys views across the fields. The room has timber-effect laminate flooring, an open double wardrobe and a radiator.

Bedroom Three
A single bedroom at the front of the house with a uPVC double-glazed window,



a radiator and open storage.

Bathroom
The white suite includes a deep bath with a chrome mixer tap and handheld shower attachment, alongside a separate quadrant shower enclosure with sliding glass doors, a mains-fed rainfall shower and a handheld attachment. There is a concealed-cistern WC with a shelf above and a vanity unit with a hand basin and mixer tap.
Blue bevelled-edge tiles add colour, and the bathroom has an LED mirror, recessed downlights, an extractor fan, a chrome towel radiator and a uPVC double-glazed window. A shelved airing cupboard houses the gas boiler.

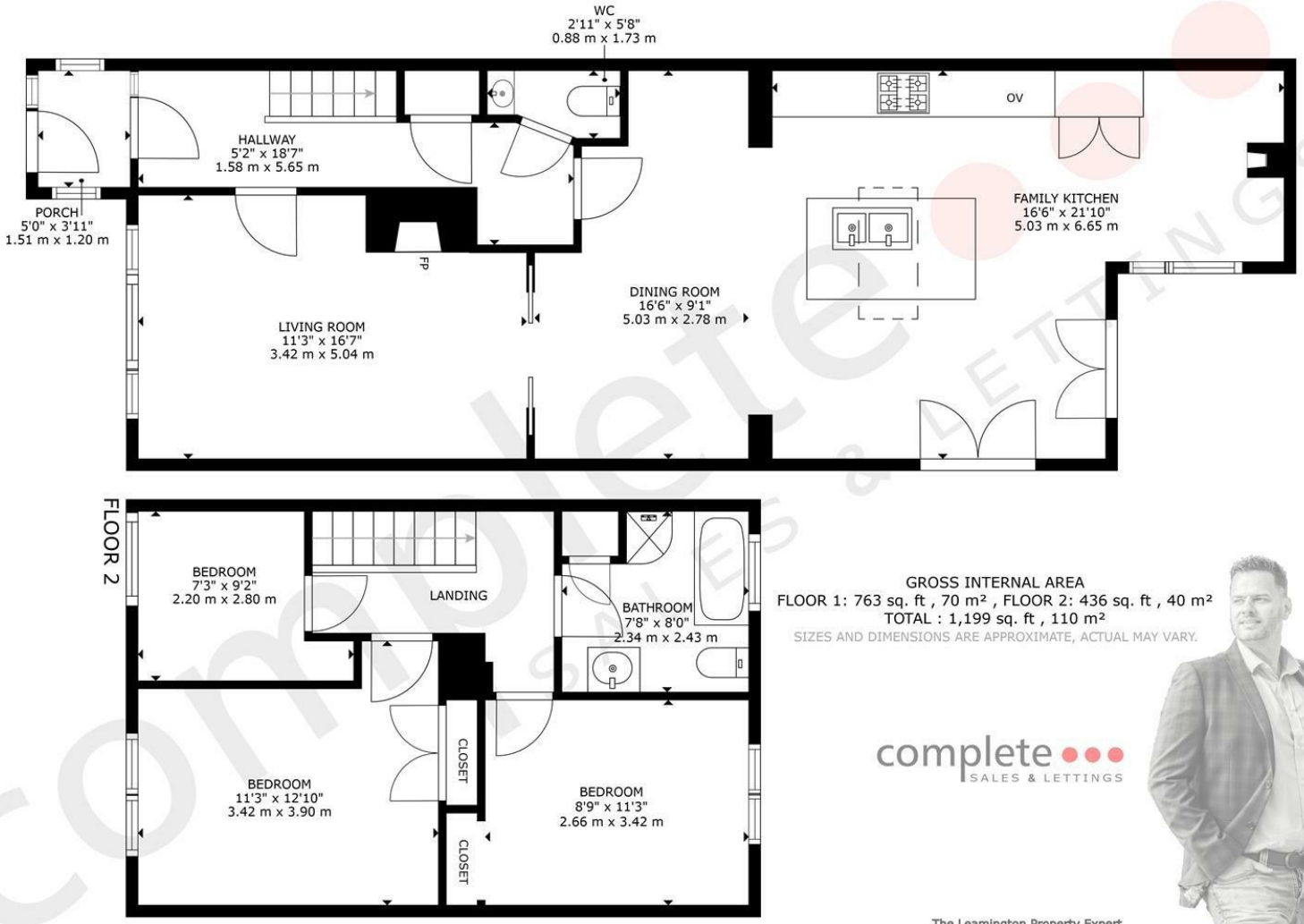
Rear Garden
The corner plot gives the garden an attractive shape, widening towards the far end. There is a lawn with patio seating areas, a Wendy house and a large metal storage shed. A timber gate provides access to the front.

Driveway
The block-paved driveway provides off-road parking for up to four cars.

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,








GROSS INTERNAL AREA
FLOOR 1: 763 sq. ft , 70 m² , FLOOR 2: 436 sq. ft , 40 m²
TOTAL : 1,199 sq. ft , 110 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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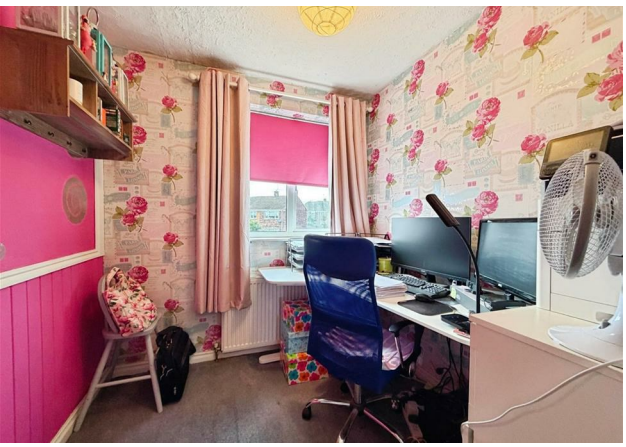
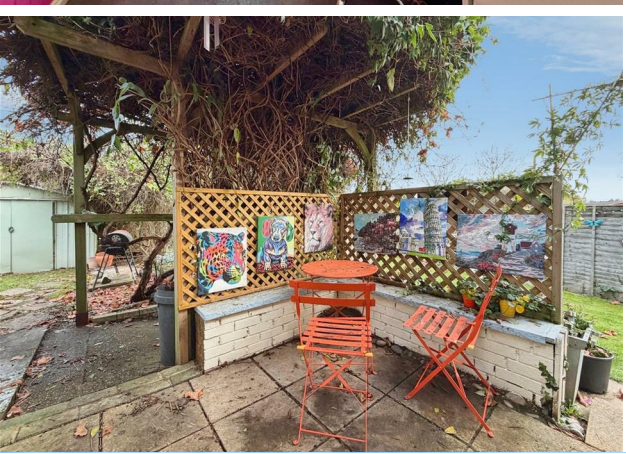






restaurants, cafés and beautiful parks, while the railway station provides regular services to Birmingham and London Marylebone. The property is also conveniently positioned for access to the M40, Jaguar Land Rover, Warwick, the Shires Retail Park and the surrounding Warwickshire countryside.

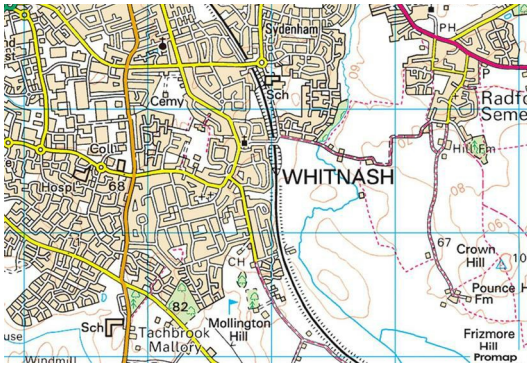



- End Terrace 1950's Home
- Three Bedrooms
- Living Room
- Bathroom
- Corner Plot Garden
- Large Rear Extension
- Porch, Hallways & Guest WC
- Family Kitchen DIner
- Off Road Parking
- No Chain










# HOME FARM CRESCENT, LEAMINGTON SPA

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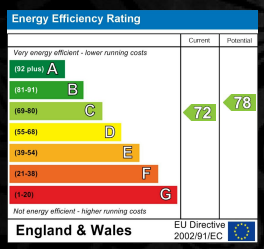


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