



Sir Frank Whittle Gardens, Leamington Spa, Warwickshire. CV32 6RF

Asking Price £475,000

- Modern AC Lloyd Detached House Built In 2014
- Open Plan Lounge With Wood Burning Stove
- Quality Fitted Kitchen With Integrated Appliances
- Three Bedrooms & Two Bathrooms(One En Suite)
- Gas Central Heating & Double Glazing
- Quiet Cul-De-Sac Of Six Houses in North Leamington
- EPC Rating B - 87
- Front Driveway For Two Cars
- Attractive Rear Garden With Patio And Awning
- Warwick District Council Tax Band E

3 Sir Frank Whittle Gardens, Leamington Spa CV32 6RF

Built in 2014 this AC Lloyd three bedroom detached house is situated within a quiet cul-de-sac in North Leamington and boasts attractive ground floor open plan living.

The accommodation benefits double glazing, gas central heating and comprises a recessed porch and a composite door that open into the central hallway. Ground floor cloakroom, study and a door into the open plan kitchen and living room. The kitchen is comprehensively fitted and has integrated appliances that include a fridge freezer, dishwasher, an automatic washing machine and a cooker and hob. The kitchen opens into the rear lounge with a wood burning stove and French doors onto the rear garden and patio.

On the first floor are three well proportioned bedrooms that all have built in wardrobes. The main bedroom has an ensuite shower room and the family bathroom has underfloor heating.

Outside is a driveway providing hardstanding for two vehicles and the rear garden has a generous patio. Viewing is highly recommended.



Council Tax Band: E



Approach

The property is approached across a driveway that provides hardstanding for two cars and leads to a recessed porch with composite entrance door.

Reception Hallway

With a mat well on the threshold. Laminate flooring, dog leg staircase rising to the first floor landing, radiator and doors off to:

Cloakroom

Continuation of the laminate flooring and fitted with a white suite that comprises a close coupled wc and pedestal wash hand basin with a tiled splashback. Radiator and extractor fan.

Study

6'2" x 7'0"

Having a window to the fore with a radiator beneath and laminate flooring.

Fitted Kitchen

The kitchen is comprehensively fitted with a range of contrasting wall and base units. The base units have a light Minerva stone counter with an undercounter sink unit with a monobloc tap. Tiled splashbacks and a window to the fore. Appliances include a double eye level oven, hob, integrated fridge freezer, dishwasher and automatic washing machine.

Lounge

With a feature semi circular wall and shelving to the recess. Window and French doors lead into the rear garden. The focal point of the lounge is provided by a wood burning stove with chimney.

Landing

With a window on the turn, access to loft void, airing cupboard and doors off to:

Bedroom One

12'4" x 8'11"

Window to the rear with a radiator beneath. Bank of fitted wardrobes and a door into the en-suite shower room.

En Suite Shower Room

The white suite consists of a wall hung vanity wash hand basin with monobloc tap, close coupled wc and an oversized shower cubicle with a thermostatic rainfall shower. Complimentary tiling to splashbacks, shaver point, radiator and a frosted window to the side.

Bedroom Two

9'2" x 8'6"

Window to the fore with a radiator beneath. Built in wardrobes.

Bedroom Three

9'10" x 8'0"

Window to the fore with a radiator beneath and built in wardrobe.

Bathroom

Fitted with a white suite that comprises a panelled P-shaped bath with a thermostatic shower and screen. Concealed cistern wc and a vanity wash hand basin with a waterfall tap and a full width mirror. Stone effect tiling, underfloor heating and a frosted window to the rear.

Rear Garden

With a generous paved patio that leads directly from the house. A dwarf retaining wall and steps rise to the remainder of the garden with raised railway sleeper beds. It is enclosed with panelled fencing and benefits a 5' x 7' garden shed. Timber log and wheelie bin store.

Driveway

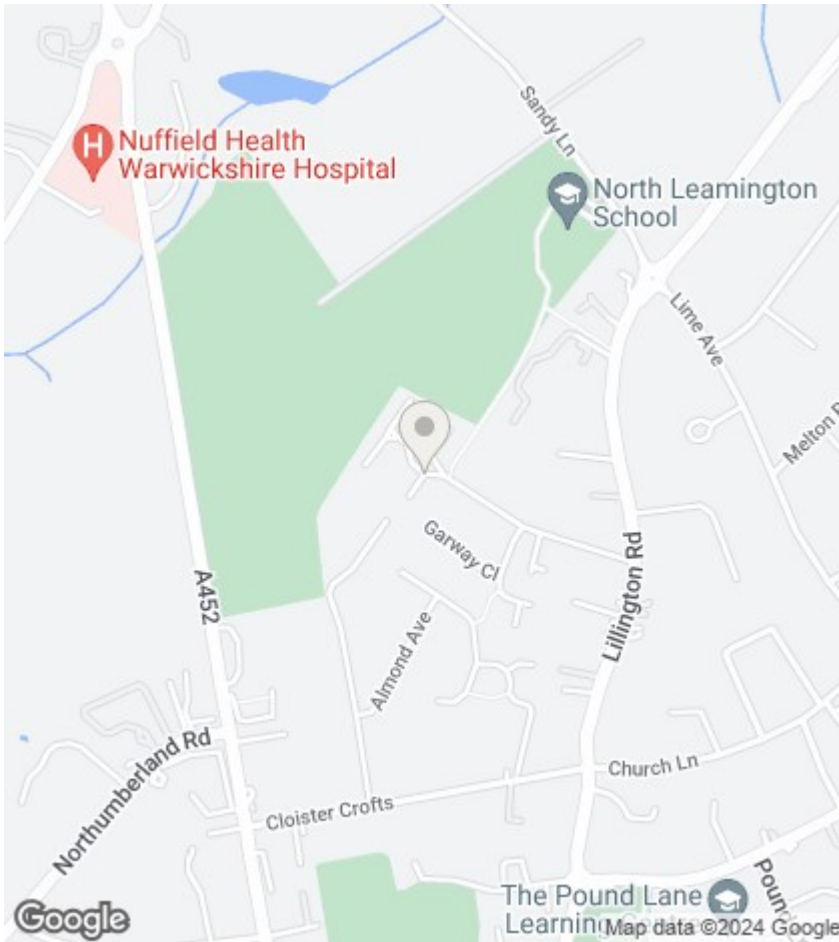
The tarmac driveway provides hardstanding for two cars which is flanked by a mature planted border.

Tenure

The property is Freehold

Services

All mains services are provided.



Viewings

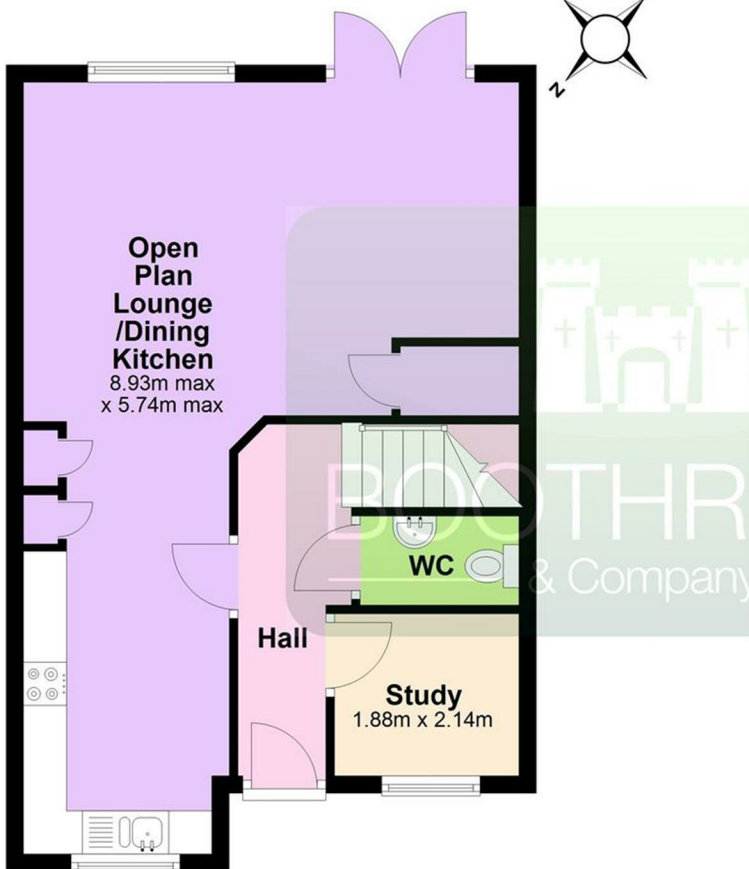
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 48.1 sq. metres



First Floor
Approx. 46.8 sq. metres

