



Connells

Rowley Road
Whitnash Leamington Spa



Property Description

This immaculate three double bedroom semi-detached home is ideally situated in the sought-after area of Whitnash, within easy reach of well regarded schools including St Joseph's Primary School and Briar Hill Infant School, as well as a range of local amenities.

Beautifully maintained by the current owners, the property offers stylish and contemporary open-plan living throughout. The accommodation comprises a welcoming entrance hallway leading into a stunning open-plan kitchen, living and dining space. The kitchen, fitted in 2021, is finished to a high standard and perfectly complements the living dining area, enhanced by bi-folding doors and a bi-folding window that open onto and overlook the generous rear garden.

Further ground floor accommodation includes a versatile study, a modern utility room and a convenient downstairs cloakroom.

To the first floor, the property boasts three well-proportioned double bedrooms, all featuring fitted shutters, with two benefiting from fitted wardrobes. The principal bedroom is further enhanced by a sleek en-suite shower room. A spacious, contemporary four-piece family bathroom completes the first floor.

Externally, the property features a driveway providing off-road parking for two vehicles, while to the rear is a generously sized, beautifully landscaped garden—ideal for both relaxing and entertaining.

Approach

Set back from the road behind the lawned fore garden and paved driveway allowing off road parking for two cars side by side.

Entrance Hallway

Welcoming entrance hallway comprising a vertical radiator, stairs rising to the first floor, door into the study and door leading into the open plan kitchen living dining room.

Study

Formerly the garage and converted in 2021 to create a versatile study, featuring a radiator and a double-glazed window to the front elevation, complete with fitted shutters

Kitchen Living Dining Room

A stunning open-plan kitchen, living and dining space, beautifully designed for modern living and entertaining. The room features a double-glazed window to the front elevation with elegant fitted shutters, a contemporary vertical radiator, and bi-folding doors that open out onto the garden, creating a seamless indoor-outdoor connection.

The kitchen, newly fitted in 2021, offers a stylish range of wall and base units complemented by sleek work surfaces with matching upstands, incorporating a sink and drainer unit. Integrated appliances include a double electric oven, induction hob with extractor hood over, and a dishwasher. Further enhancing the space is a breakfast bar, a striking double-glazed bi-folding window to the rear elevation, and an archway providing access to the utility room.

Utility Room

A practical and well-appointed utility room fitted with tall cupboards with sliding doors that neatly retract into the units, space for fridge freezer, plumbing for washing machine, a double glazed door to the side elevation and a door to the cloakroom.

Downstairs Cloakroom

Modern cloakroom fitted with a wash hand basin and a low level W/C.

First Floor

Landing

Stairs rise from the entrance hallway to the first-floor landing, featuring a loft hatch and doors leading to all bedrooms and the family bathroom

Master Bedroom

A well-proportioned double bedroom featuring a fitted wardrobe with sliding mirrored doors, a radiator, and a double-glazed window to the front elevation with fitted shutters, with a door providing access to;

En-Suite

A contemporary three-piece suite featuring a wash hand basin with vanity storage, a sleek shower cubicle, and a WC, complemented by stylish part-tiled walls and a heated towel rail..

Bedroom Two

Another well-proportioned double bedroom benefitting from a fitted wardrobe with sliding mirrored doors, a radiator, and a double-glazed window to the rear elevation with fitted shutters.

Bedroom Three

The third double bedroom features a radiator and a double-glazed window to the front elevation with fitted shutters.

Bathroom

A beautifully appointed four-piece suite comprising twin his and hers wash hand basins with vanity unit, a double-ended roll-top bath with mixer taps, a spacious walk-in shower, and a W/C. The room is complemented by stylish part-tiled walls, a heated towel rail, and two double-glazed windows to the rear elevation

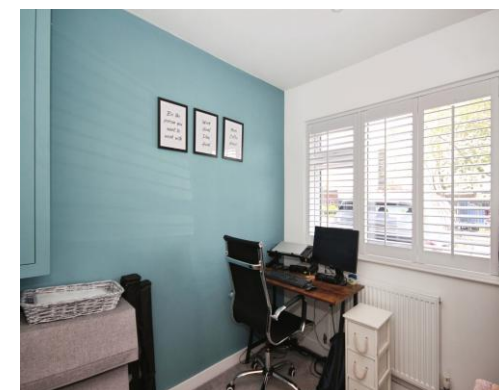
Outside

Rear Garden

A generous, private south-west facing rear garden, predominantly laid to lawn with patio and decking areas - perfect for enjoying afternoon and evening sun and family living. Also benefitting from a shed.

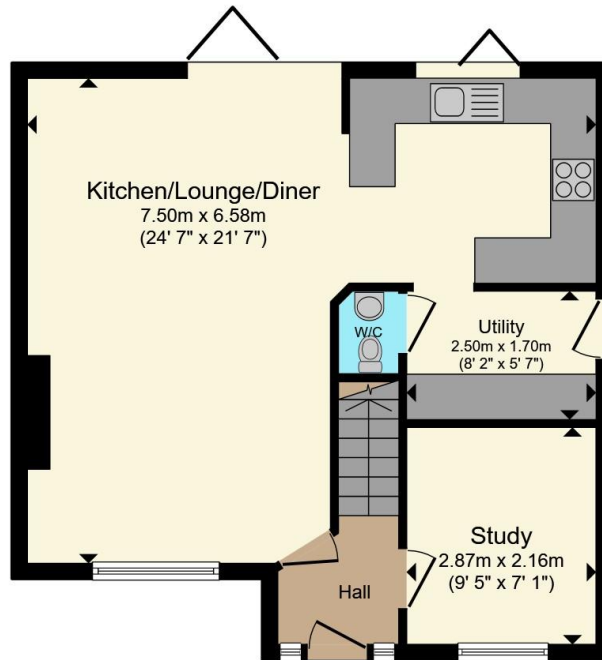
Parking

Driveway providing off road parking for two cars side by side.

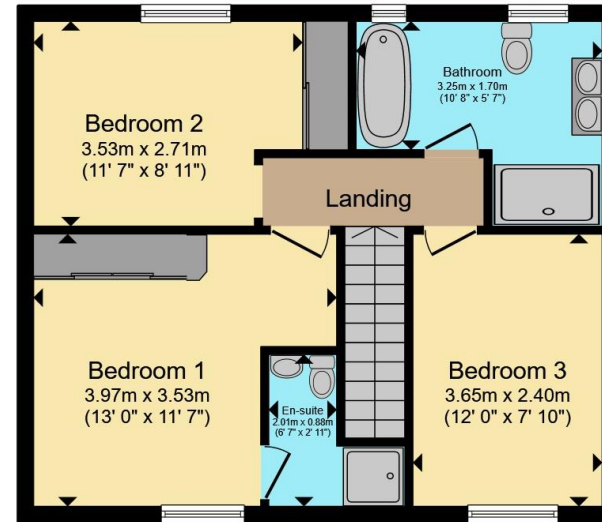








Ground Floor



First Floor

Total floor area 100.6 m² (1,083 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Tenure: Freehold

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