

Connells

Butler Close
Whitnash Leamington Spa

Butler Close
Whitnash Leamington Spa CV31 2DJ

for sale offers in excess of
£425,000







Property Description

This beautifully presented three-bedroom family home is offered to the market with no onward chain.

Upon arrival, the property benefits from a driveway to the side providing off-road parking for two vehicles, alongside access to a detached garage.

Entering the home, you are welcomed by a bright entrance hallway with stairs rising to the first floor. There is a spacious lounge positioned to the front, perfect for relaxing, as well as a convenient downstairs cloakroom.

To the rear of the property, you will find a stylish open-plan kitchen diner, designed with modern family living in mind. This space offers ample room for both cooking and entertaining, with French doors leading out to the rear garden, allowing plenty of natural light to flow through. A separate utility room provides additional practicality and storage.

The first floor comprises three well-proportioned bedrooms, including a master bedroom with en-suite shower room, alongside a contemporary family bathroom serving the remaining bedrooms.

Externally, the home boasts a landscaped rear garden, featuring a lawn, decking area ideal for outdoor dining, and planted shrub borders. There is also a door providing access to the garage and a gated entrance leading to the driveway, enhancing both convenience and privacy.

Approach

Via fore-garden with pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built in storage cupboard, laminate flooring, a double glazed window to side elevations and doors to the lounge, downstairs cloakroom and the kitchen/diner.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and an extractor fan.

Lounge

Spacious, light and airy lounge consisting of a television point, a radiator and a double glazed window to front elevation.

Kitchen/Diner

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a fridge/freezer and a dishwasher. With a double glazed window to rear elevation, French doors leading to the garden and a door to the utility room.

Utility Room

Fitted with base units and work surfaces over. Housing the wall-mounted gas central heating boiler and providing space for a washing machine and a tumble dryer. With a door

leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, a double glazed window to side elevation, access to the partly boarded loft and doors to all bedrooms and the family bathroom.

Master Bedroom

Double bedroom with a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, an extractor fan and a double glazed window to front elevation.

Bedroom Two

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Three

Having a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully landscaped garden being mainly laid to lawn and wall and fence enclosed with a decking/seating area.

Parking

Driveway providing off road parking for two cars.

Garage

Single garage with an up and over door.

Management Charges

There is an estate management charge payable to cover the maintenance of the development. The annual amount is £284.81

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







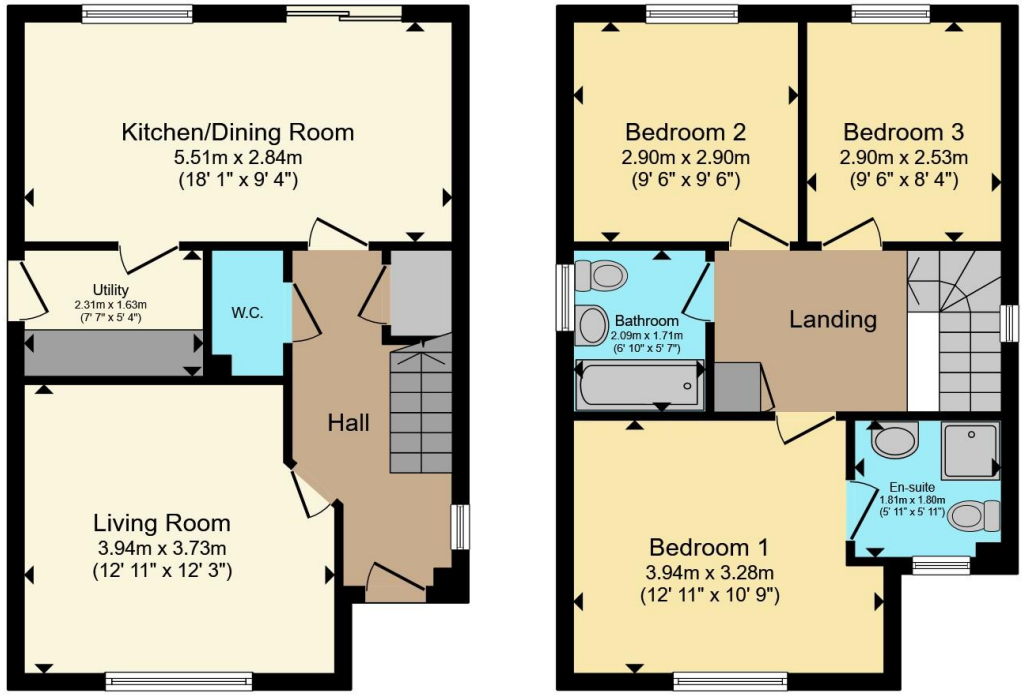












Ground Floor **First Floor**

Total floor area 88.6 m² (954 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

Connells

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315388

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.