



PALMER ROAD, WHITNASH

complete ●●●
SALES & LETTINGS





Situated on a popular residential crescent in the heart of Whitnash, this extended 1950s semi-detached family home is offered for sale with no onward chain and backs on to Acre Close Park. The well-presented accommodation comprises an entrance porch, welcoming hallway, spacious living room, extended dining room, fitted kitchen and a modern ground floor shower room. To the first floor are three well-proportioned bedrooms and a family shower room. Outside, the property benefits from a generous west-facing rear garden, a block paved driveway providing off-road parking and an integral garage. Conveniently located close to excellent local schools, parks and amenities, the property also offers superb access to Jaguar Land Rover, Leamington Spa railway station and the M40 motorway.



Property Details...

Porch

Entered via a composite front door with decorative leaded double glazed side windows. A glazed timber door leads into the entrance hallway.

Hallway

A welcoming entrance hall featuring luxury vinyl tiled flooring, radiator and a carpeted staircase rising to the first floor with timber handrail and balustrade. There is a useful under-stairs storage cupboard together with doors leading to the living room and kitchen.



Kitchen

Fitted with a range of white base and wall units with brushed chrome handles and square-edged work surfaces incorporating a breakfast bar. There is space for an electric cooker, washing machine and dishwasher, together with a stainless steel sink and drainer with mixer tap. A uPVC double glazed window overlooks the rear garden, and a matching door provides direct garden access.

Living Room

A bright and spacious reception room featuring a stone fireplace with electric fire, decorative coving, wall lighting and a large uPVC double glazed window overlooking the front aspect. Sliding doors open into the extended dining room.

Dining Room

A generous additional reception space, ideal for family dining and entertaining. Features include decorative coving, radiator, a large side window and uPVC double glazed French doors with matching side panels opening onto the rear garden. There is also a door leading to the ground floor shower room and sliding doors connecting to the kitchen.



Ground Floor Shower Room

A modern suite comprising a large walk-in shower with glazed sliding door, mains shower and contemporary Aqua panelling. There is a vanity wash hand basin with storage beneath, low-level WC, chrome heated towel rail, extractor fan, recessed ceiling spotlights and a uPVC double glazed window.

Landing

The first floor landing provides access to all three bedrooms and the family shower room. There is also an airing cupboard housing the gas central heating boiler.

Bedroom One

A spacious principal bedroom with an extensive range of fitted wardrobes, including mirrored sliding doors. Further benefits include a radiator, decorative coving, ceiling fan light and a large uPVC double glazed window to the front elevation.

Bedroom Two

A generous double bedroom with fitted sliding wardrobes incorporating mirrored panels, radiator and a large uPVC double glazed window enjoying pleasant views over the Acre Close playing fields and children's park.

Bedroom Three

A well-proportioned single bedroom with radiator, useful built-in storage over the stairwell and a uPVC double glazed window.





Family Shower Room

Fitted with a modern white suite comprising a quadrant shower enclosure with glazed doors, Aqua panelling and mains shower, low-level WC, pedestal wash hand basin, chrome heated towel rail, complementary wall tiling and a uPVC double glazed window.

Rear Garden

The property enjoys a generous west-facing rear garden, ideal for enjoying the afternoon and evening sun. A large paved patio provides an excellent seating and entertaining area with a low retaining wall leading onto a substantial lawn. A central pathway extends through mature hedging to a further garden area, ideal for a garden shed or additional seating space. The garden is enclosed by timber fencing with concrete posts and gravel boards and also benefits from rear gated pedestrian access. A covered pergola adjoins the rear of the house and a uPVC door provides access into the garage.

Front Garden & Driveway

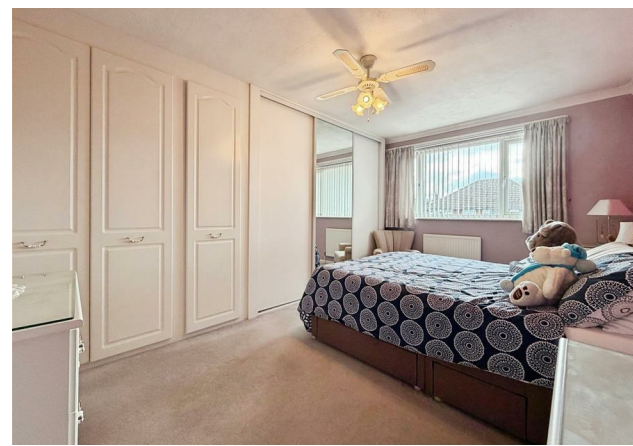
A block paved driveway provides off-road parking for two vehicles and is complemented by an attractive decorative stone frontage with a low brick boundary wall.

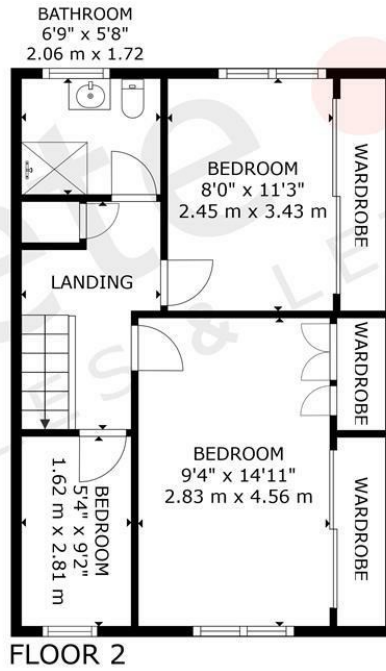
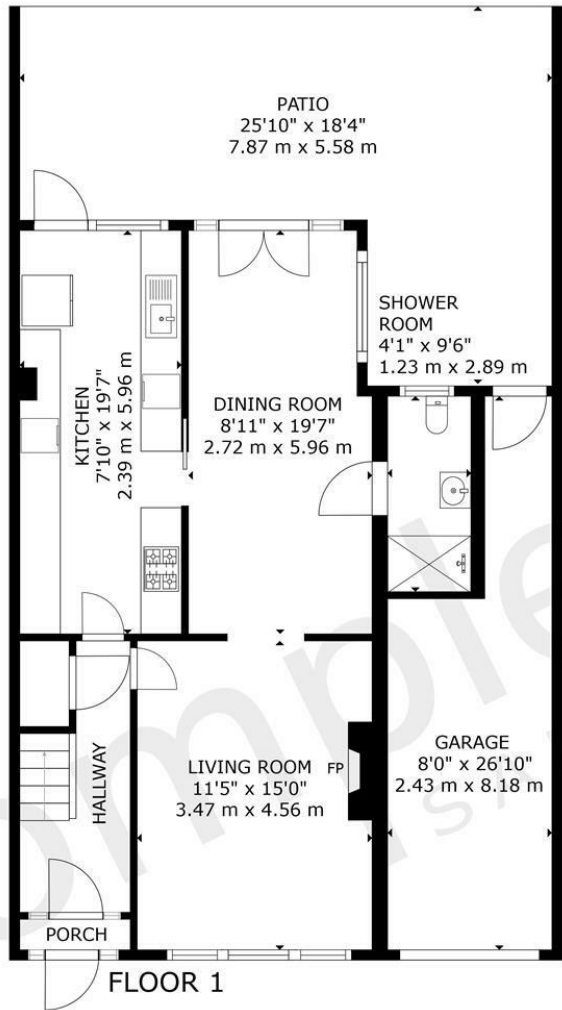
Garage

Integral garage fitted with an up-and-over door, power and lighting, together with a rear pedestrian door providing convenient access to the garden.

Location

Palmer Road is a popular residential crescent situated in the heart of Whitnash, on the southern side of Leamington Spa. The area is highly regarded by families thanks to its excellent local schools, nearby parks and children's play areas, and a range of everyday amenities including shops, supermarkets and healthcare facilities. The property is ideally positioned for commuters, offering easy access to Leamington Spa railway station,

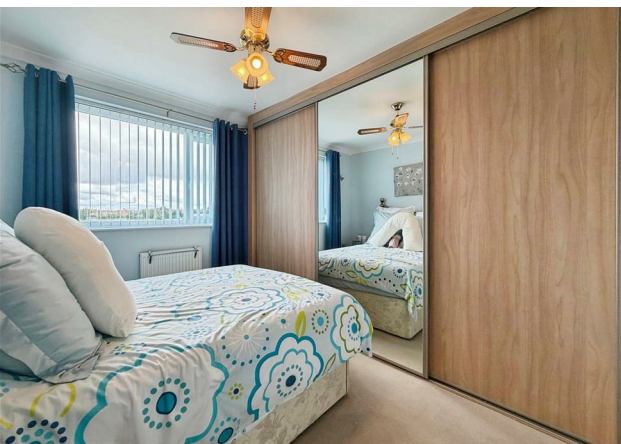




GROSS INTERNAL AREA
 FLOOR 1: 657 sq. ft, 61 m², FLOOR 2: 469 sq. ft, 43 m²
TOTAL : 1,126 sq.ft. 104.6 m²
 EXCLUDED AREA : GARAGE: 168 sq. ft, 15 m² PATIO: 335 sq. ft, 30 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert

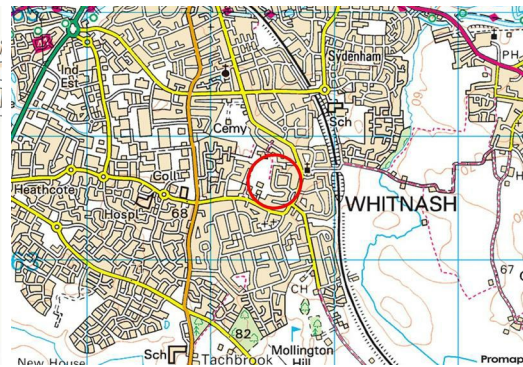


Jaguar Land Rover, Warwick, Coventry and the M40 motorway. The vibrant town centre of Leamington Spa, with its excellent selection of independent shops, cafés, restaurants and leisure facilities, is also just a short drive away.





- 1950's Semi Detached
- Peaceful Whitnash Crescent
- Ground Floor Shower Room
- Three Bedrooms
- West Facing Garden
- Extended To Ground Floor
- Living & Dining Room
- Kitchen & No Chain
- Upstairs Shower Room
- Drive & Garage



PALMER ROAD, LEAMINGTON SPA

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus+ A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
69	76

England & Wales EU Directive 2002/91/EC

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