



4 Brunel Close

Leamington Spa **CV31 2QG**

Offers Over £325,000

4 Brunel Close

Whitnash

This well presented semi detached house is located on a quiet cul de sac to the south of Royal Leamington Spa within this increasingly popular bubble of Whitnash. Set back from the road with a driveway and a garage is this three bedroom semi-detached family home which has well proportioned accommodation throughout with a welcoming entrance, kitchen and living / dining room.

The first floor has a landing serving three double bedrooms; two of which have fitted wardrobes, separate W/C and shower room. Externally there is a beautifully presented rear garden and off road parking to the front for multiple cars. This beautiful family home is being sold with no onward chain and has the potential to extend to the rear (STPP).

LOCATION

Brunel Close lies off Mullard Drive, which in turn runs parallel with Golf Lane, forming part of a popular residential location to the south of central Leamington Spa. Whitnash itself offers a comprehensive range of day-to-day amenities including shops, schools and public transport services with good local access available to neighbouring towns and centres as well as links to the Midland motorway network.

ENTRANCE PORCH

With secondary door into the entrance hallway and an integral door into the garage.

ENTRANCE HALL

This is a welcoming and spacious entrance with stairs leading up to the first floor, understairs storage cupboard, gas central heating radiator and doors into the kitchen and main reception room.

LOUNGE / DINER

6.30m x 2.94m (20'8" x 9'7")
This spacious, bright and airy reception room has designated areas for sitting and dining, having a gas central heating radiator, gas feature

fireplace, double glazed window to the rear elevation and a door leading to the rear garden. This room could be extended (STPP).

KITCHEN

2.63m x 2.41m (8'7" x 7'10")
With an array of wall and base units, complimentary work surfaces with tiled splashbacks, double glazed window to the front elevation, sink unit, integrated fridge and plumbing for washing machine or a washer dryer. Also having a wall mounted boiler and space for a gas cooker. There is a door to the side access point.

FIRST FLOOR LANDING

A spacious and airy landing with a double glazed frosted window to the side, doors leading off to all rooms and a large airing cupboard.

MASTER BEDROOM

4.60m x 3.28m (15'1" x 10'9")
This large double bedroom is located to the rear and has a large array of fitted wardrobes, gas central heating radiator, good decorative order and has views over the garden.

BEDROOM TWO

3.82m x 3.67m (12'6" x 12'0")
A further double bedroom located to the front elevation with fitted wardrobes, gas central heating radiator and space for bedroom furniture.

BEDROOM THREE

3.01m x 2.96m (9'10" x 9'8")
A third double bedroom located to the rear with views over the garden and having a gas central heating radiator.

SEPERATE W/C

1.66m x 0.98m (5'5" x 3'2")
Having a low level W/C and a double glazed frosted window to the side elevation.

SHOWER ROOM

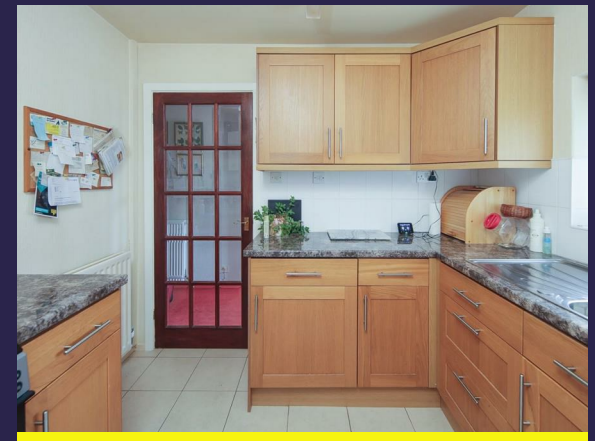
2.55m x 1.67m (8'4" x 5'5")
This large, modern and well equipped shower room includes a large walk-in shower, wash hand basin, part tiled walls, gas central heating radiator and a double glazed frosted window to the front elevation.

LOFT

The vendor has informed us that the loft is mostly boarded with a pull down loft ladder and lighting.

Features

No Onward Chain
Off Road Parking For Up To Four Vehicles
Potential To Extend (STPP)
Three Double Bedrooms
Beautiful Rear Garden
Popular Area Of Whitnash
Garage
Scope To Add Value
Close To Golf Course
Lounge / Dining Room

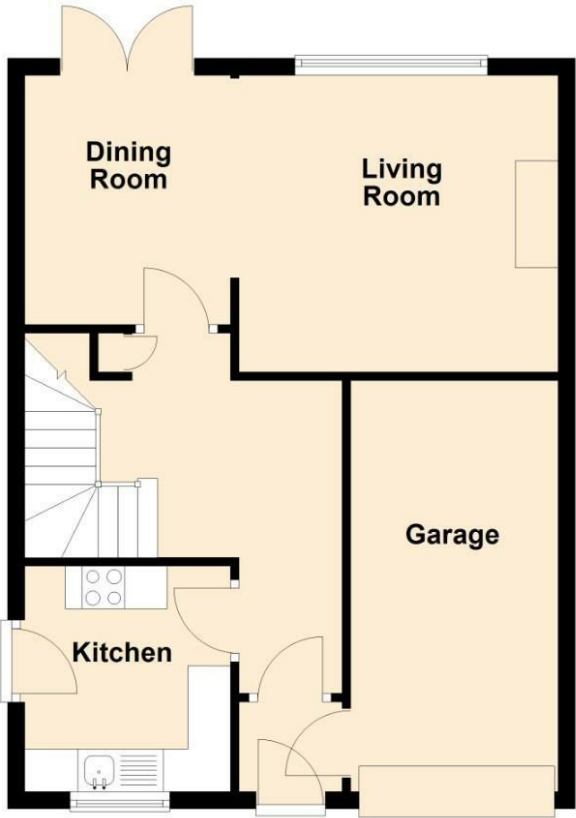




Floorplan

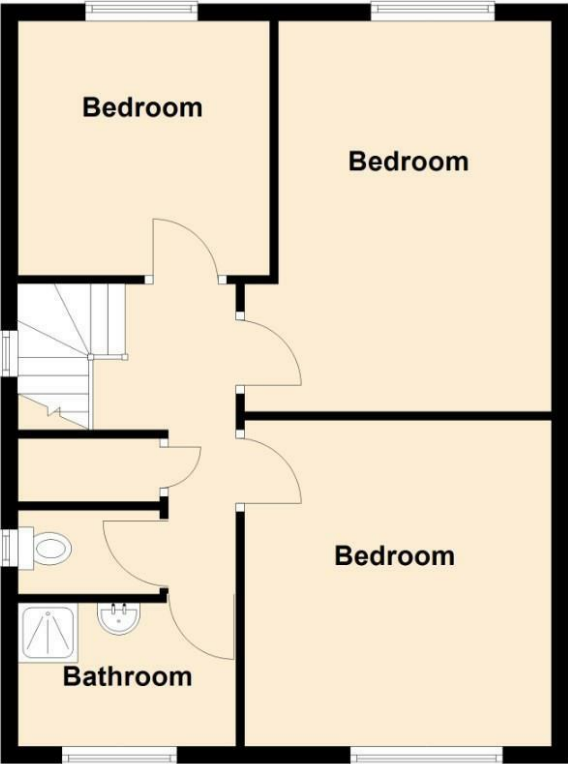
Ground Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Total area: approx. 106.0 sq. metres (1140.9 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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