



WHITNASH ROAD

LEAMINGTON SPA

PLOT A

A stunning bespoke architect designed three bedroom home situated in Whitnash

WHITNASH ROAD

An individual development of two bespoke detached architect designed new homes offering contemporary living.

The property is located within the older part of Whitnash and within walking of St Margaret's parish church, Leamington & County Golf Club, local shops and school.

Royal Leamington Spa's town centre is located half a mile away and has more extensive shops and restaurants.

The property is ideally situated for commuting with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington Spa station and Warwick Parkway providing trains between Birmingham and London Marylebone.



FLOOR PLANS



GROUND FLOOR

Living Area

(including utility and cloakroom)
10.1m x 5.2m | 33'2" x 17'1"

Utility

2.3m x 1.95m | 7'7" x 6'5"

Cloakroom

2.3m x 0.9m | 7'7" x 1'11"

Office

1.8m x 1.6m | 5'11" x 5'3"

Bedroom 3

3.5m x 3.3m | 11'6" x 10'10"



FIRST FLOOR

Master Bedroom

4.7m x 3.8m | 15'5" x 12'6"

Bedroom 2

5.0m x 3.2m | 16'9" x 10'6"

Bathroom

2.8m x 2.45m | 9'2" x 8'0"

All measurements are approximate
and are shown as width x length.

SPECIFICATION

Kitchen Technology

- Symphony kitchens (New York) - a subtle handleless style that features an integrated 'j-pull' handle which creates a contemporary linear look
- Soft close doors and drawers
- Flush ceiling extractor design above hob
- All latest Neff integrated appliances
- Induction hob with touch controls

Utility

- Units to compliment the kitchen, with integral washing machine

Bathroom and En-Suite Technology

- Contemporary white ceramic sanitaryware
- Brushed chrome fittings
- Contemporary porcelain wall tiles
- Chrome heated towel rail
- Shaver point
- Low profile shower tray with clear glass screens

Interior Finishes

- Brushed chrome door furniture throughout
- Carpet to all bedrooms and stairs
- Hard flooring in all ground floor areas
- Satin finished white woodwork throughout
- Contemporary painted walls with white emulsion ceilings

Electrical and Lighting

- A combination of mains voltage LED lighting throughout
- Brushed chrome sockets and switches throughout, with USB points in kitchen and bedroom

Home Entertainment

- Multimedia installation to provide terrestrial TV; satellite TV, telephone/data points

Heating/Hot Water/Energy Efficiency

- Energy efficient gas condensing boilers for heating and hot water system
- Thermostatically controlled zonal under floor heating throughout ground floor and radiators to first floor
- Chrome thermostatically heated towel rail to Bathroom and En-Suite

Security & Peace of Mind

- Mains supply smoke/heat detectors (with battery backup)
- 10-Year LABC Warranty

General

- External LED security and amenity lighting
- Contemporary multi fuel burner to be installed in the fire place

WHITNASH ROAD

2a Hall's Close, Whitnash, Leamington Spa CV31 2HS

A development by:



TheWigleyGroup



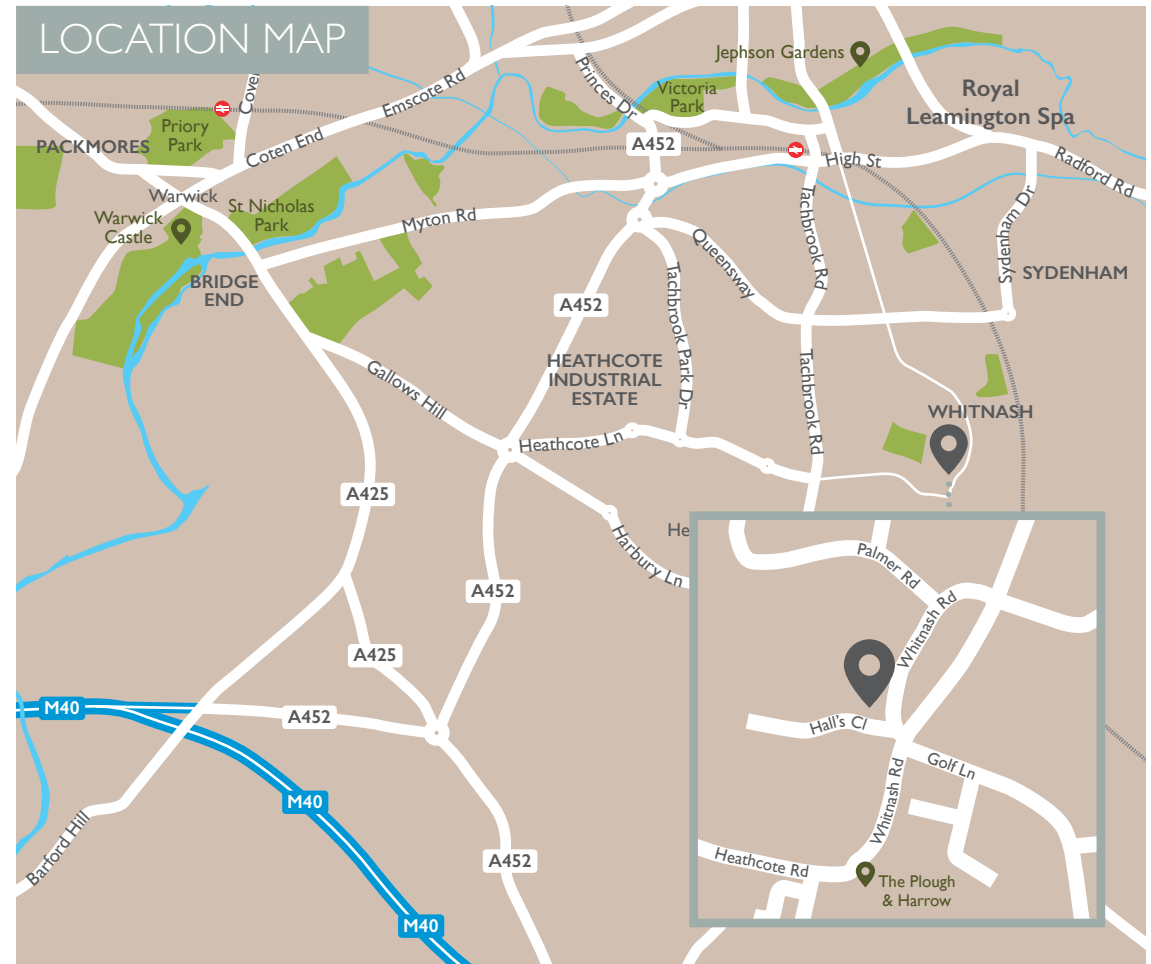
For sales enquiries
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