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38, St. Catherines Crescent, Whitnash, Leamington Spa



A mature bay fronted, extended three bedroomed semi-detached property, set in this cul-de-sac location with significantly larger than average feature rear garden.

Briefly Comprising;

Canopy recessed porch, entrance hallway, cloaks cupboard, sitting room with bay window and feature fireplace, extended dining/family room, extended kitchen, ground floor WC. First floor landing, two large double bedrooms, good sized third bedroom and modern refitted bathroom. Majority double glazing. Gas radiator heating. Driveway, Garage. Large mature lawned, well established rear garden.

St Catherines Crescent

This property is located towards the head of the cul-de-sac, and benefits from an expanding plot with a significantly larger than average lawned rear garden, which makes a rare and attractive feature of this family home. The property benefits from an extended kitchen and also separate dining/family room, as well as a traditional sitting room to the front. Viewing highly recommended.

The Property

Is approached over the driveway to...

Arched Recessed Porch

Giving access to part multi paned timber framed glazed entrance door with matching windows to side to...

Entrance Hallway

With staircase rising to first floor landing, wood look laminate flooring, radiator, door to useful understairs store cupboard, door to further shelved cloaks cupboard.

Sitting Room

12'2" x 13'11" (3.71m x 4.24m)

With double glazed upvc bay window to front elevation, feature fireplace surround with electric fire, double radiator.



Kitchen

7'9" x 16'9" max (2.36m x 5.11m max)

With a range of matching wood look shaker style wall and base units, with complementary working surface over and tiled splashbacks, inset one and a half bowl sink drainer unit, space and plumbing for slimline dishwasher, space for washing machine, space for gas cooker with wall mounted filter hood over, space for tall fridge freezer. Upvc double glazed windows and door to garden, sliding door to...

Ground Floor WC

Fitted with a white low level WC, wall mounted wash hand

basin, upvc obscure double glazed window to side elevation, continuation of tiled flooring.

Dining/Family Room

10' reducing to 8'8" x 19'5" (3.05m reducing to 2.64m x 5.92m)

Being open plan yet forming two distinctive areas.

Dining Area

With feature fireplace, double radiator and broad archway through to...

Family Room Area

Suitable for a second sitting area, with wall light points, double glazed patio doors leading to garden.

First Floor Landing

With upvc double glazed window to side elevation, hatch to roof space.

Bedroom One (Front)

10' x 14'8" (3.05m x 4.47m)

With upvc double glazed window to front elevation, radiator.

Bedroom Two (Rear)

11'6" x 11' (3.51m x 3.35m)

With upvc double glazed window to rear elevation, sliding glazed fronted doors to wardrobe with hanging and shelving, further cupboard housing shelving and Vaillant combination boiler.



Bedroom Three (Front)

8' x 8'7" (2.44m x 2.62m)

With upvc double glazed window to front elevation, double radiator.

Bathroom

Attractively refitted with a contemporary white suite to comprise; pedestal wash hand basin with mono-mixer, low level WC with shower bath with central filler and wall mounted shower with fixed rainwater style shower head and additional hand held shower attachment, geometric style splashback tiling, wood look flooring, chrome radiator towel rail, upvc obscure double glazed window to rear elevation.

Front Driveway

Providing off road parking. Wall mounted electric OHME car charging point. There is shared access between this and the neighbouring property which in turn leads to the garage.

Garage

9' x 19'10" (2.74m x 6.05m)

Pre-fabricated garage with electric roller door to front, personnel door and window to the side.

Rear Garden

Principally laid to mature lawns and surrounded in the main by a combination of timber fencing and hedging.

Well established herbaceous borders and planting. The second half of the garden, which is partially screened with hedging and planting, lies a greenhouse, and old timber garden shed. Requiring some work.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).



Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the

property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

Location

CV31 2LA



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- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

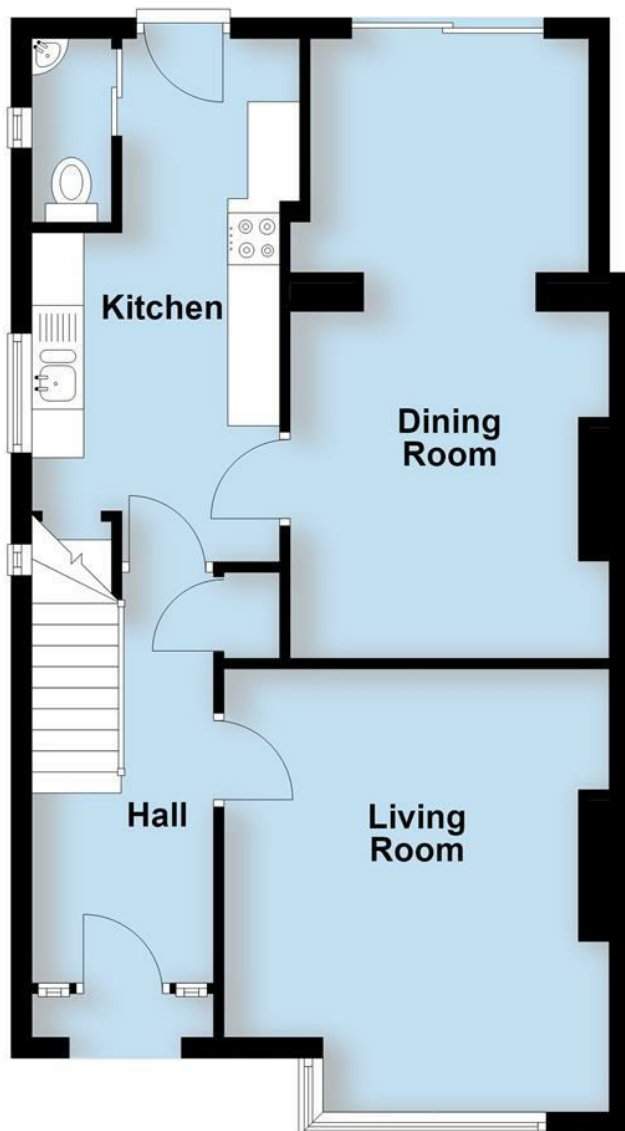
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

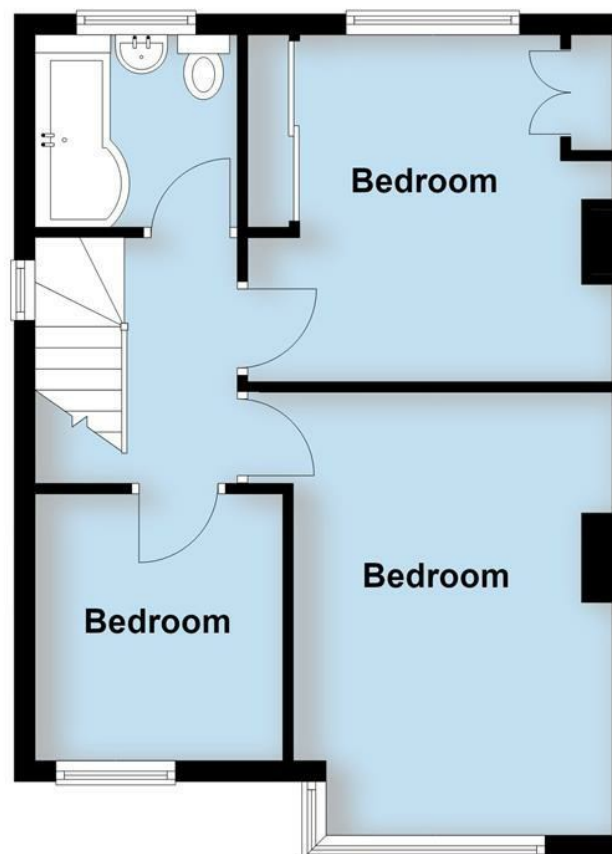
Ground Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Total area: approx. 95.9 sq. metres (1031.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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