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16, Washbourne Road, Whitnash, Leamington Spa



An extended and enlarged, two/three bedroom semi-detached bungalow, situated in this attractive cul-de-sac position in the highly sought after area of Whitnash.

Briefly Comprising;

Entrance porch, hallway, two double bedrooms, further sitting room/double bedroom with patio doors to garden, refitted bathroom, separate refitted shower room, refitted kitchen open plan to family/dining area. Upvc double glazing. Gas radiator heating. Tarmac driveway, carport and large west facing lawned rear garden with detached garden studio/office.

Washbourne Road

Occupies this convenient and quiet cul-de-sac location within the heart of Whitnash, within easy reach of the local park, shops and further amenities around. The property boasts a flexible layout with the rear reception room potentially doubling up as a bedroom, and a social open plan living/dining/kitchen space overlooking the garden. The bathrooms and kitchen have been refitted to a modern level. The property boasts, at the rear of its superb west facing garden, a flexible garden studio which can support home working, gym or creative spaces.

The Property

Is approached via tarmac driveway, giving access to...

Enclosed Entrance Porch

With upvc double glazed doors and windows, giving access to timber framed and reeded glazed entrance door with matching panels to side to...

Entrance Hallway

With downlighter points to ceiling, radiator, further upvc obscure double glazed door to carport to side. Shelved shoe cupboard, door to...

Utility Cupboard

With wall mounted Worcester combination boiler, and space and plumbing for washing machine. Hatch to majority boarded roof space with power and light.





Sitting Room/Possible Bedroom (Rear)

10'10" x 13'3" (3.30m x 4.04m)

With upvc double glazed French doors to garden, and exposed timber flooring, double radiator.

Open Plan Kitchen/Dining/Living

23'7" overall (7.19m overall)

Kitchen Area

8'9" x 9'11" (2.67m x 3.02m)

With a range of flat fronted, white base units with wood block look working surface over, and feature splashback tiling, inset one and a half bowl sink drainer unit with mixer tap, inset four point electric hob with filter hood over

and Neff oven to side. Space and plumbing for washing machine, space for tall fridge freezer, small breakfast bar return, high level wall cupboards. Upvc double glazed window to side elevation, radiator and broad opening through to...

Living/Dining Space

9'4" x 12'9" (2.84m x 3.89m)

Flooded with natural light, with two portrait upvc double glazed windows overlooking the garden to the rear, and a upvc double glazed patio door to the side leading directly to the garden. Double radiator.



Bedroom One (Front)

10'10" x 8'8" (3.30m x 2.64m)

With upvc double glazed window to front elevation and radiator.

Bedroom Two

10'10" x 8'8" (3.30m x 2.64m)

With two Velux double glazed roofline windows providing natural light to lightwells, radiator.

Bathroom

Attractively refitted with a white suite to comprise; low level WC, wash hand basin set into floating vanity storage unit with mono-mixer, shower bath with mixer tap and wall





mounted shower and control, with fixed rainwater style shower head and curved glazed shower screen, splashback panelling, chrome radiator towel rail, extractor, upvc obscure double glazed window to side elevation.

Shower Room

Attractively refitted with a white Roca suite to comprise; low level WC, wash hand basin with mono-mixer set into vanity cupboard, walk-in shower with HansGrohe thermostatic shower control, fixed rainwater style shower head, splashback panelling, tiled floor, radiator towel rail, upvc obscure double glazed window to side elevation.

Outside (Front)

To the front of the property is a good sized tarmac driveway, lawned fore garden, and to the side is a carport/lean-to area.

Outside (Rear)

To the rear of the property is a large westerly facing rear garden, immediately surrounding the rear of the sitting room and the side of the family dining/living extension is a seating area with patio, and a stepping stone path leads down the principally lawned rear garden which is surrounded in the main by close board timber fencing. To the side of the property is an additional hardstanding area.

Home Office/Studio

10'8" x 10'11" (3.25m x 3.33m)

With contemporary style, with natural silver wood finish, anthracite windows. Double glazed entrance door steps into the space with downlighter points to ceiling, plastered finish internally and painted floor boards. Electric wall heater. Full height upvc double glazed window to side and further window to front elevation. To the side of the home office/studio is an additional in-built garden shed providing useful storage space.

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](#)

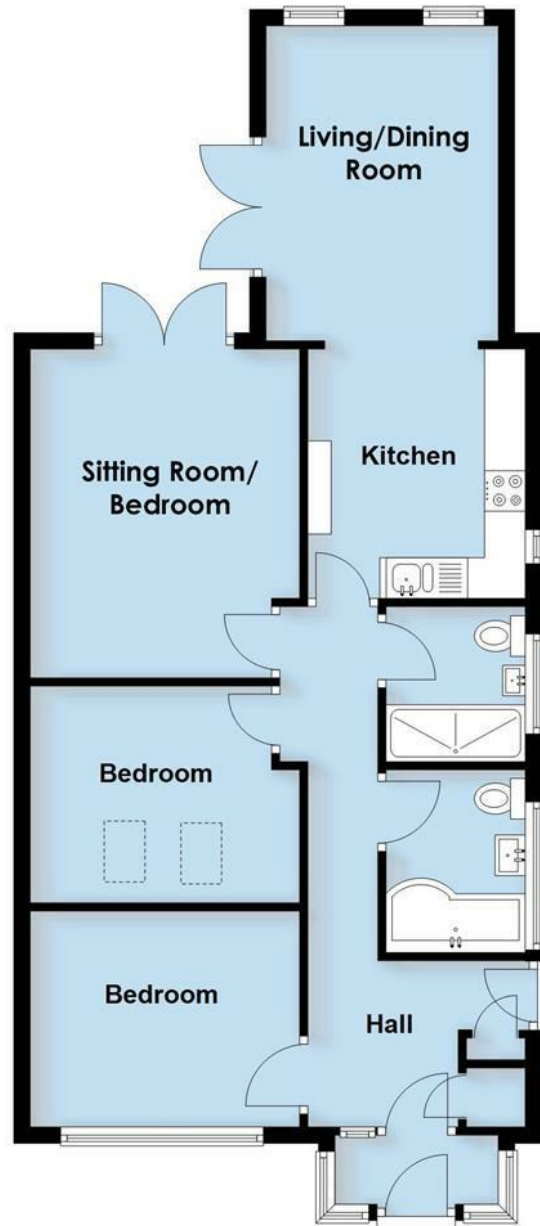
Council Tax Band D.

[Location](#)

CV31 2LD



Ground Floor
Approx. 71.5 sq. metres (769.7 sq. feet)



Total area: approx. 71.5 sq. metres (769.7 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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