

BELVOIR!

Guide Price £275,000



27 Anderson Drive

Whitnash, Leamington Spa CV31 2RN

This superbly presented two-bedroom semi-detached home offers stylish, contemporary living throughout and is perfectly suited to first-time buyers, small families, or those looking to downsize without compromise.

The property enjoys excellent kerb appeal, with a neat front lawn, driveway providing off-road parking, and access to garage with electric remotely operated door.

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Total Living Area 60.85 square metres / 655 square feet



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ACCOMMODATION

Stepping inside, a bright and welcoming entrance hall leads to the first floor. The modern kitchen is thoughtfully designed, featuring wood-effect worktops, integrated appliances, and a sleek feature panel radiator, creating a practical yet highly attractive space for everyday living.

To the rear, the spacious living room is beautifully decorated and filled with natural light. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living, ideal for both relaxing evenings and entertaining guests.

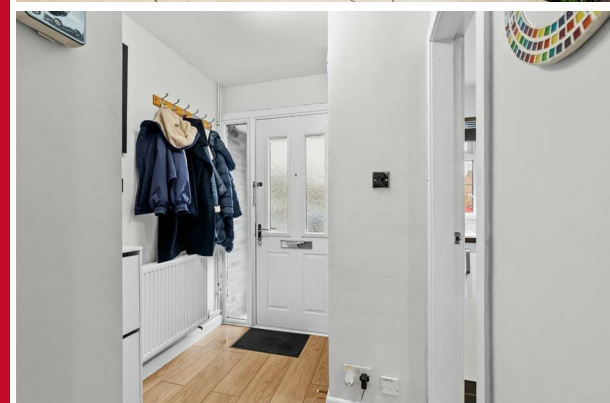
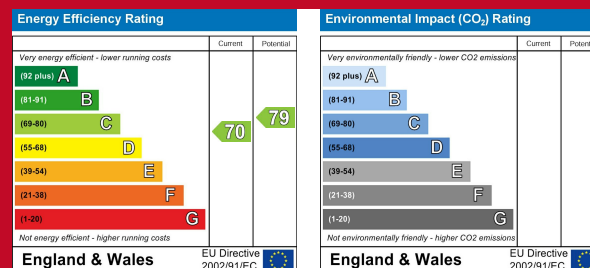
Upstairs, there are two well-proportioned bedrooms. The principal bedroom is a generous double with built in wardrobe, while the second bedroom offers flexibility as a guest room, nursery, or home office and benefits from a stylish feature panel wall. The contemporary family bathroom is finished to a high standard, complete with a walk-in shower and vanity storage.

Externally, the private rear garden is mainly laid to lawn and complemented by a beautifully presented patio seating area that enjoys sun throughout the day, a perfect setting for summer gatherings and outdoor dining. A substantial shed provides excellent additional storage.

Situated in the highly desirable area of Whitnash, Leamington Spa, this superbly presented two-bedroom semi-detached home offers stylish, contemporary living throughout and is ideally positioned close to excellent local amenities, well-regarded schools, and convenient motorway links.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. **Fixtures & Fittings** Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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