



ST. CATHERINES CRESCENT, WHITNASH

complete ●●●  
SALES & LETTINGS



"A popular cul-de-sac in Whitnash, which is a family suburb to the South of Leamington Spa. Great for Schools such as Briar Hill, St Margarets and St Josephs. Also well positioned for the M40, Jaguar Landrover and the Leamington Train Station"



An extended 1950's semi-detached home in Whitnash, with the benefit of rear & loft extensions. The family home comprises a larger entrance hall, living room, sitting room, dining kitchen, utility & guest WC, four bedrooms and a bathroom. Outside is a large West-facing garden, there is off-road parking which is block-paved to the front and the property is located in a cul-de-sac. Well located for local schools, shops, M40, Jaguar Landrover and the Leamington train station.



#### Description

##### Entrance Hall

Larger entrance hall, with a uPVC double glazed arched door with matching side windows, leading into the spacious hallway with timber effect laminate flooring, radiator, nicely re-plastered, with doors off to the living room, the sitting room and utility. There is a carpeted staircase leading to the first floor, which has under-stairs storage cupboard.

##### Living Room

Nicely presented with painted chimney breast, with media shelving, fitted alcove shelving, coving, uPVC double glazed window to the front, radiator and carpet.

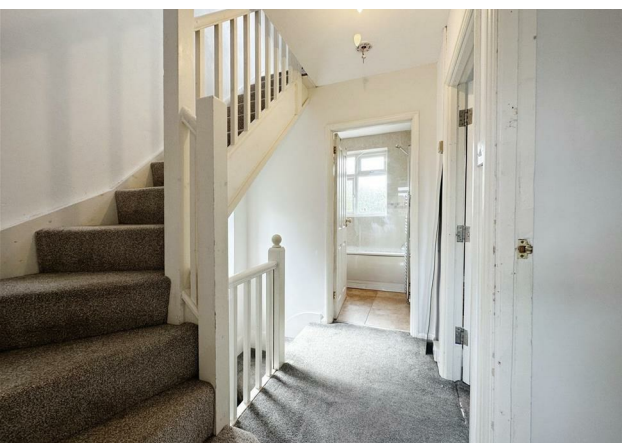


##### Sitting Room

Sitting room with radiator and open arch through to the kitchen diner.

##### Kitchen Diner

Fitted with timber effect kitchen with dark worktops, which includes a single bowl sink with drainer and mixer tap. Double fitted oven, four ring gas hob, extractor, fitted dishwasher, wine rack, tiled splash-back, under-counter lighting, a small and large uPVC double glazed windows, and there is a uPVC double glazed French doors to the garden. There is a wall mounted radiator and space for a large dining table on laminate flooring.



##### Utility

Good size utility with tiled flooring, dark worktop, with single bowl stainless steel sink and mixer tap. Space and plumbing for washing machine space for a dryer. There is a uPVC double glazed window, down-lights, tiled splash back, radiator, fixed shelving. There is a door to the guest WC.

##### Ground Floor Shower Room

Fitted with a tiled shower enclosure with electric shower and a glass door. There is down-lighting, toilet, white towel radiator, floating handbasin with chrome mixer tap. There is the Worcester 24CDi gas boiler.

##### Landing

Carpeted, landing with a uPVC double glazed window, stairs, talk like that to the second floor. Painted panelled doors to three bedrooms and bathroom on this level.



##### Bedroom One

Spacious double bedroom with a uPVC double glazed window overlooking the rear garden. There is a radiator.

##### Bedroom Two

Spacious double bedroom with a uPVC double glazed window overlooking the front. There is a radiator.

##### Bedroom a three

Single bedroom with a uPVC double glazed window and a radiator.



#### Bathroom

Fitted with a bath, sink, toilet, chrome towel radiator and a uPVC double glazed window. There is a mixer tap with handheld shower attachment and glass shower screen over the bath. There is down-lighting and the bathroom is fully tiled.

#### Loft Bedroom

Very spacious dormer bedroom with a uPVC double glazed window and Velux with fitted blind. Eaves storage cupboards and a radiator.

#### Rear Garden

A large area of patio, a decent size lawn, Discovery Apple Tree, a Victoria Plum Tree and enclosed with timber fencing. Gated passageway to the shared drive that leads to the front.

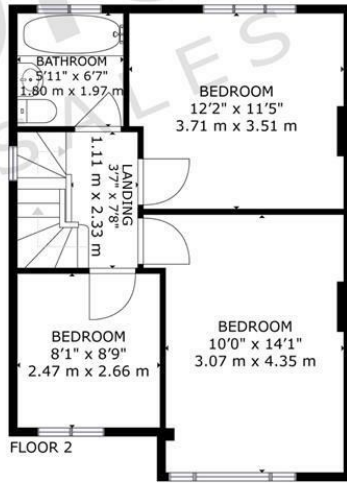
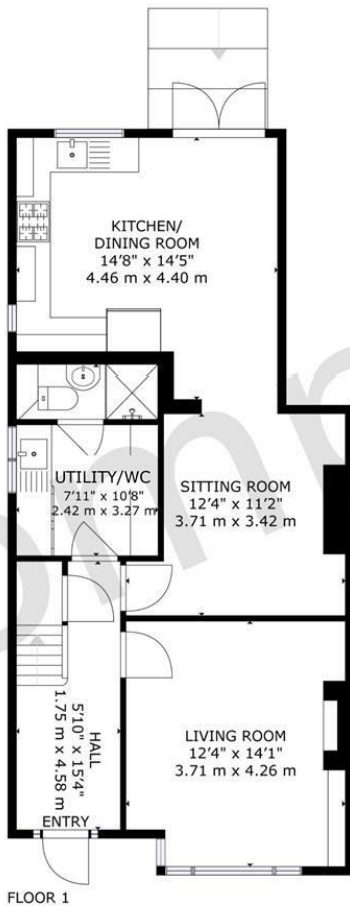
#### Front Garden & Parking

Parking for two cars side by side. Also shared drive down the middle.

#### Location

St Catherines Crescent is a quiet and highly sought-after residential street located in the popular suburb of Whitnash, in the southern outskirts of Leamington Spa. The property is within easy reach of a range of local amenities, including shops, restaurants, and schools, as well as the charming and historic town centre of Leamington Spa, which is just a short drive away. Whitnash is known for its strong sense of community and family-friendly atmosphere and offers a variety of green spaces and parks for outdoor





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**GROSS INTERNAL AREA**  
**FLOOR 1: 678 sq.ft, 63 m<sup>2</sup>, FLOOR 2: 452 sq.ft, 42 m<sup>2</sup>, FLOOR 3: 236 sq.ft, 22 m<sup>2</sup>**  
**TOTAL: 1366 sq.ft, 127 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



activities, such as the Whitnash Park and the Coventry Way Footpath. The location also provides excellent transport links, with easy access to the M40 motorway and nearby railway stations, which offer regular services to Birmingham, Coventry, and London. Overall, St Catherines Crescent offers a peaceful and convenient setting, ideal for families or professionals looking for a comfortable and well-connected home.

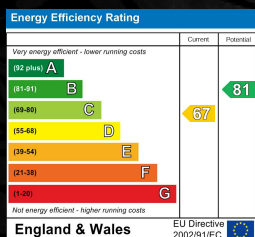


- Extended Semi Detached
- Loft Conversion- 4 Bedrooms
- Sitting Room
- Utility & WC
- Popular School Catchments
- Built In 1950's
- Living Room
- Dining Kitchen
- Cul-De-Sac
- Off Road Parking & Family Garden



## ST. CATHERINES CRESCENT, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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