







GREENHILL ROAD, WHITNASH

complete
SALES & LETTINGS













An extended 1950s semi-detached family home with four double bedrooms, close to St Margaret's Church in Whitnash. The standout feature is the kitchen, dining and family room at the rear. A central island seats four to five, a glazed roof lantern fills the seating area with natural light, and bi-fold doors open onto the sunny, south-west-facing garden. A separate bay-fronted lounge diner offers a quieter place to relax, with glazed oak doors connecting the two living spaces. There is also a porch, an entrance hall and a guest WC. Upstairs, all four bedrooms lead off a spacious landing. The principal bedroom has fitted wardrobes and an en-suite shower room, while the family bathroom features a deep, double-ended bath. A block-paved driveway provides parking for three to four cars, with an integral garage and gated access to further paved space alongside the house.

Property details...

Porch
Double-glazed uPVC French doors open into the porch, with a double-glazed window to the side and a glazed timber door leading into the entrance hall.

Entrance Hall
Engineered oak flooring and half-height panel-effect walls give the hall a welcoming finish. A staircase with a timber balustrade rises to the first floor, and doors lead to the lounge diner, family kitchen diner and guest WC.

Guest WC
Fitted with a concealed-cistern WC and a corner washbasin with a mixer tap. There are tiled splashbacks, recessed downlights and an extractor fan.

Lounge Diner
A double-glazed bay window overlooks the front of the property, and a feature pebble-effect fireplace provides a focal point for the seating area. There is ample space for a dining table, with a radiator and glazed oak doors opening into the family kitchen diner.

Family Kitchen Diner
The country-style kitchen pairs timber-effect worktops with tiled splashbacks and under-cabinet lighting. It has a four-ring electric hob with an extractor above and a fitted double oven. The central island incorporates a one-and-a-half-bowl stainless-steel sink with a mixer tap, an integrated dishwasher and a breakfast bar with seating for four to five.
Large white floor tiles run through to the family seating area, where a glazed roof lantern sits above the space and a media wall provides a focal point. A high-level Velux window brings in additional daylight, with underfloor heating and recessed downlights completing the room. French doors beside the kitchen and bi-fold doors from the seating area both open onto the garden.

First-Floor Landing
A spacious carpeted landing with a timber balustrade and doors to all four bedrooms and the family bathroom. A large loft hatch with a pull-down ladder gives access to the partially boarded loft.

Bedroom One
A generous double bedroom with a double-glazed bay window to the front and a full wall of fitted wardrobes. There is ceiling coving, recessed lighting, a radiator and a door to the en-suite.

En-Suite Shower Room
The shower enclosure has a bi-fold glass door and a mains-fed shower. There is a washbasin with a mixer tap, a concealed-cistern WC with a chrome flush button and a chrome heated towel rail. The walls are fully tiled, with recessed downlights and an extractor fan.

Bedroom Two
A spacious double bedroom with two double-glazed windows, built-in shelving, two radiators and recessed downlights.

Bedroom Three
A double bedroom with a fitted double wardrobe, drawers and a dressing table. A wallpapered feature wall adds character, and there is a double-glazed window and a radiator.

Bedroom Four
A fourth double bedroom with a wallpapered feature wall, a double-glazed window and a radiator.

Family Bathroom
A deep, double-ended bath has a wall-mounted mixer tap, a mains-fed shower above and a large glass shower screen. A vanity unit provides storage beneath the washbasin, alongside a concealed-cistern WC. The bathroom has fully tiled walls, an LED mirror, a chrome heated towel rail, recessed downlights and a double-glazed window.

Rear Garden
The landscaped garden enjoys a sunny, south-west-facing aspect. A broad patio directly outside the family room provides space for outdoor dining, while a white-rendered retaining wall defines the edge of the lawn. Decorative stone areas add interest, and timber fencing with concrete posts and gravel boards encloses the garden. A timber gate leads to the block-paved area alongside the house, where there is an outside tap and double timber gates to the driveway.

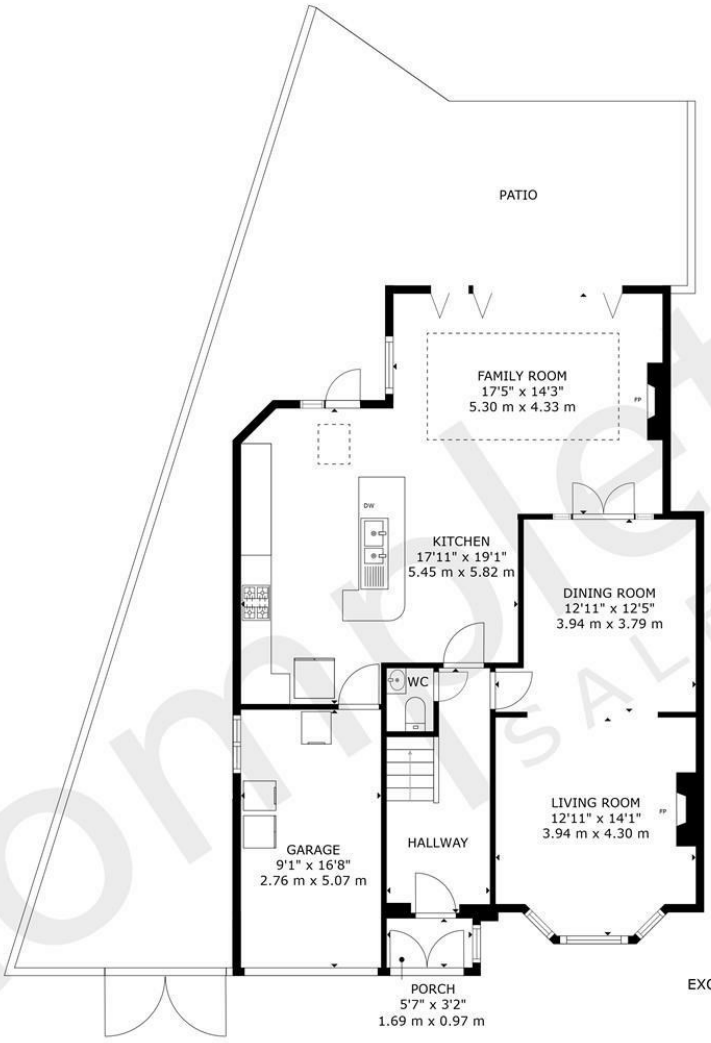
Driveway
The block-paved driveway provides off-road parking for three to four cars, with a gravelled corner and a deep planted border. Double timber gates open onto further block paving at the side of the house.

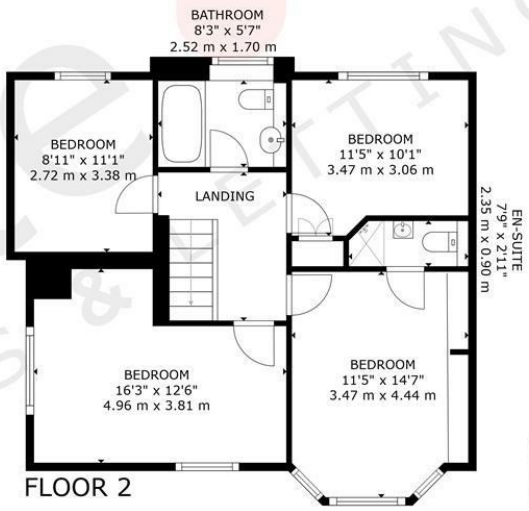
Integral Garage
The garage has a metal up-and-over door and an internal door to the kitchen. It houses the new boiler and electrical consumer unit, with strip lighting and a single-glazed, metal-framed window to the side.

Location – Whitnash
Greenhill Road is close to the historic heart of Whitnash, where St Margaret's Church, the green and a cluster of timber-framed cottages give this part of town its village feel. For families, there are local primary schools, neighbourhood shops on Home Farm Crescent and Coppice Road, and open space for a weekend kickabout at Acre Close playing fields. Golfers also have Leamington & County Golf Club nearby on Golf Lane. Whitnash sits just











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GROSS INTERNAL AREA
FLOOR 1: 993 sq. ft, 92 m², FLOOR 2: 730 sq. ft, 67 m²
TOTAL: 1,723 sq. ft, 159 m²
EXCLUDED AREAS: GARAGE: 151 sq. ft, 14 m², PORCH: 18 sq. ft, 1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert





south-east of Royal Leamington Spa, putting the town centre's shops, cafés and restaurants within easy reach. Greenhill Road is also well placed for the M40 and for those commuting to Jaguar Land Rover at Gaydon.

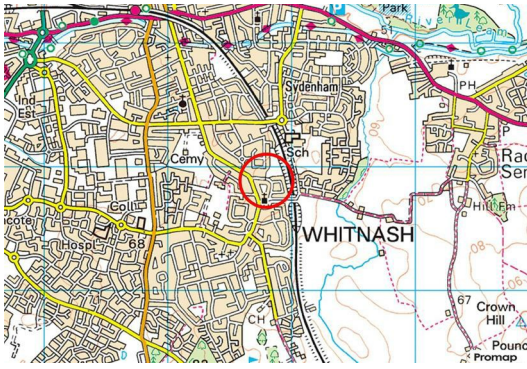




- Extended 1950's Semi
- Two Bathroom
- Dining Room & Guest WC
- South West Facing Garden
- Block Paved Parking
- Four Double Bedrooms
- Bay Fronted Living Room
- Family Kitchen Diner With Glass Roof
- Garage & Gated Parking
- Very Well Presented







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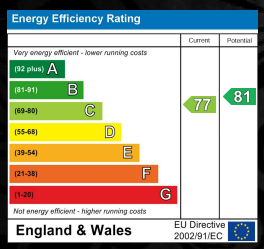
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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