



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£340,000

Located in

Leamington Spa





# Morris Drive

Leamington Spa | CV31 2RQ



Welcome to Morris Drive, a delightful three-bedroom semi-detached home perfectly positioned in the ever-popular area of Whitnash. Tucked away on a quiet road and backing onto the picturesque Leamington & Wellesbourne Country Golf Club, this property offers a wonderful blend of tranquility and convenience.

The ground floor features a welcoming entrance hall leading to a bright and spacious lounge, a dedicated dining room, study and a well-appointed kitchen situated at the rear of the home. The kitchen opens directly onto a decked area and a private, south facing garden—ideal for relaxing or entertaining. There is also internal access to the garage via the study, adding practicality and ease to everyday living.

Upstairs, you will find three generously sized bedrooms and a modern family bathroom, all offering comfortable accommodation for families, professionals, or anyone seeking a well-balanced home in a sought-after location.

Externally, the property continues to impress with a neat and carefully maintained garden, a garage, and off-street parking on the driveway.

Whitnash is a friendly and well-established community located just south of Royal Leamington Spa. Known for its welcoming atmosphere, excellent local amenities, and strong sense of community, Whitnash offers the perfect blend of suburban comfort and convenient access to nearby towns. With parks, schools, shops, and leisure facilities close by—along with beautiful surrounding countryside—it remains a highly desirable area for families and professionals alike.

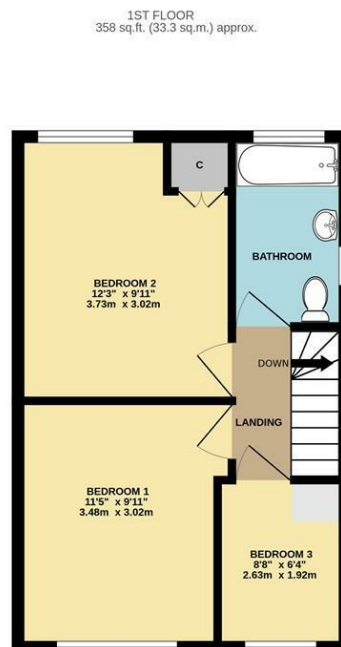
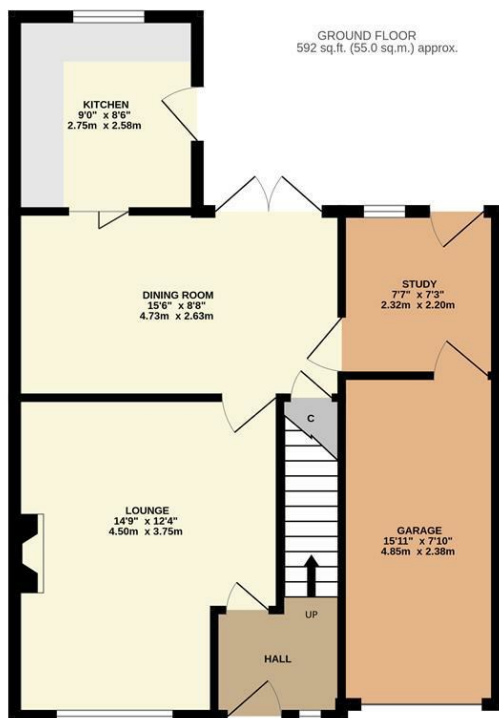


# Morris Drive

£340,000 Freehold



- Three Spacious Bedrooms
- Cosy Living
- South Facing Garden
- No Chain
- Modern kitchen design
- Driveway and Garage
- Amenities Nearby
- Quiet and Peaceful Area



TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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