



NIGHTINGALE AVENUE, HEATHCOTE

complete ●●●
SALES & LETTINGS



"A stylish semi detached town-house built by Barratts Homes in 2016 to the Rochester design, a spacious popular design with four double bedrooms"



Stylish three story semi detached home built by Messrs Barrett homes to 'The Rochester' design in 2016 in the modern development in Heathcote just off Harbury Lane. This spacious family home comprises of entrance hall, guest WC, utility cupboard, study, kitchen diner living, four bedrooms, en-suite and a family bathroom. It also benefits from a decent size garden, laid to lawn, parking for three cars and a garage. Well located for the M40, Leamington & Warwick and JLR. Offered with No Chain and remainder NHBC guarantee.



To use the virtual tour and 3D model see the link - <https://my.matterport.com/show/?m=7Tx4N1Lg9xM>
my.matterport.com/show/?m=7Tx4N1Lg9xM

Entrance Hall

Modern composite entrance door with central double glazed window and window above. The entrance hall has timber effect Karndean style flooring. Modern doors to the kitchen/diner, guest WC and study. There is a wall mounted radiator and a carpet staircase is the first floor. There is a double utility cupboard which has space for a dryer, and there is a ideal logic heat 15 boiler.

Guest WC

With a continuation of the Karndean flooring, pedestal hand wash basin with chrome mixer tap and a tile splash-back, toilet, radiator and an extractor.

Study

With a uPVC double glazed window to the front elevation and a radiator.



Kitchen Diner Sitting

With a continuation of the timber effect Karndean flooring, there is a off-white kitchen, with chrome handles. The kitchen includes space and plumbing for a washing machine, fitted dishwasher, fitted oven, four ring gas hob, glass splash-back and extractor above. Fitted fridge freezer, undercounter lighting, timber effect worktops with a 1 & 1/2 bowl stainless steel sink with chrome mixer tap. Downlighting and kick space heater. There is under-stairs storage cupboard, radiator, and uPVC double glazed French doors to the garden with a box bay uPVC double glazed window.

First Floor Landing

Carpeted landing with dog leg staircase leading to the second floor. There is a wall mounted radiator and two modern doors through to the main bedroom and bedroom/living room..

Bedroom Two/ Reception

Two uPVC double glazed windows with a commanding a view down the road. Wall mounted radiator.



Bedroom One

Spacious double bedroom with two uPVC double glazed windows overlooking the rear garden, wall mounted radiator, thermostat, ample space for wardrobes in drawers and door through to the en-suite.

En-Suite

Double width sliding door shower, with thermostatic shower. Pedestal hand wash basin with a chrome mixer tap, toilet, electric shaver point, radiator, extractor, uPVC double glazed window to the side, and tiling to water sensitive areas.

Second Floor Landing

Carpeted landing with radiator, modern doors through to the two bedrooms and bathroom.

Bedroom Three

Spacious double bedroom with a large Velux window with fitted blind, radiator, cupboard to airing storage with slatted shelving and electric hot water tank.





Bedroom Four

Double bedroom with two Velux windows, radiator and a storage cupboard.

Bathroom

Fitted with a white suite, which includes a pedestal hand wash basin with chrome mixer tap, toilet, bath with chrome mixer tap, a uPVC double glazed window, wall mounted radiator, tiled splash-back and extractor to ceiling.

Rear Garden

West facing garden laid to lawn, with a raised sleeper bedding area, a shed, patio, water tap, enclosed with timber fencing with a gate to the side drive & garage.

Garage

Brick built semi-detached garage open over door, power and lighting and eaves storage.

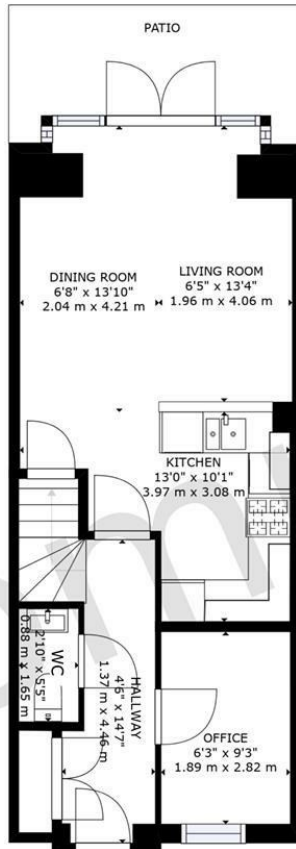
Front & Off Road Parking

Tarmac drive for parking for 2 to 3 cars. An attractive front garden with hedgerow, railings, plenty of planting and there is a pathway that leads to the composite door which has an outside light.

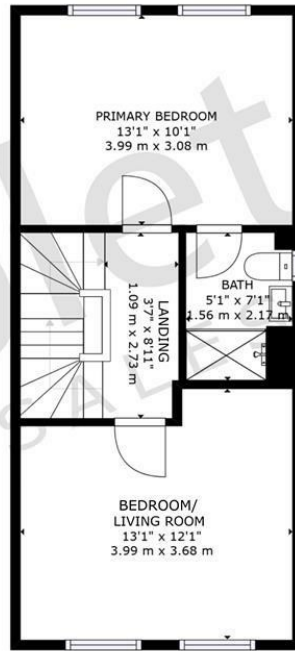
Location

Located a new Barratts development in Heathcote, just off the Harbury Lane. The property is well situated for the motorway links M40 & A46 and JLR Gaydon. Sits close to all local amenities, excellent schooling and Nuffield Health Fitness and Wellbeing Gym. There is an abundance of local amenities

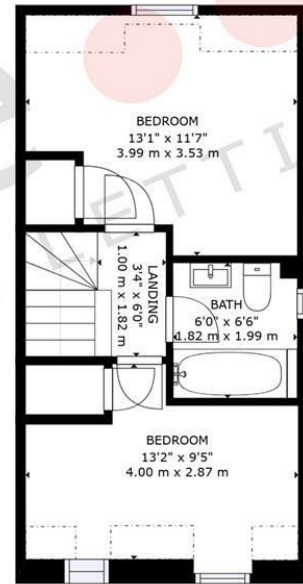




FLOOR 1



FLOOR 2



FLOOR 3

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GROSS INTERNAL AREA
FLOOR 1: 442 sq. ft, 41 m², **FLOOR 2:** 395 sq. ft, 37 m²
FLOOR 3: 314 sq. ft, 29 m², **EXCLUDED AREAS:**
PATIO: 80 sq. ft, 7 m², **REDUCED HEADROOM BELOW 1.5M:** 32 sq. ft, 3 m²
TOTAL: 1150 sq. ft, 107 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



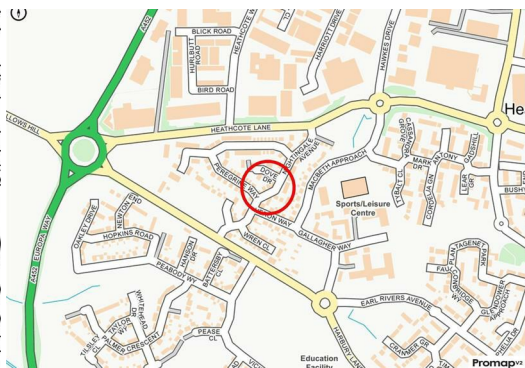
including; doctors, food outlets, supermarkets and public house. Close by there is also the Shires retail park and also Warwick is a short drive away. Close to Leamington Spa town centre itself, with its array of boutiques style shops, restaurants and cafes and also beautiful parks. The train station is only a short drive from the property and has regular trains to Birmingham and London stations.





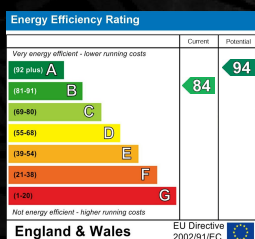
- Barratt 2016 'Rochester' Design
- Over Three Floors
- No Chain
- En-Suite To Master
- Off Harbury Lane

- Four Double Bedrooms
- Stylish Kitchen/Diner/Living
- Guest WC
- Garage & Parking
- NHBC Guarantee Remainder



NIGHTINGALE AVENUE, WARWICK

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



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