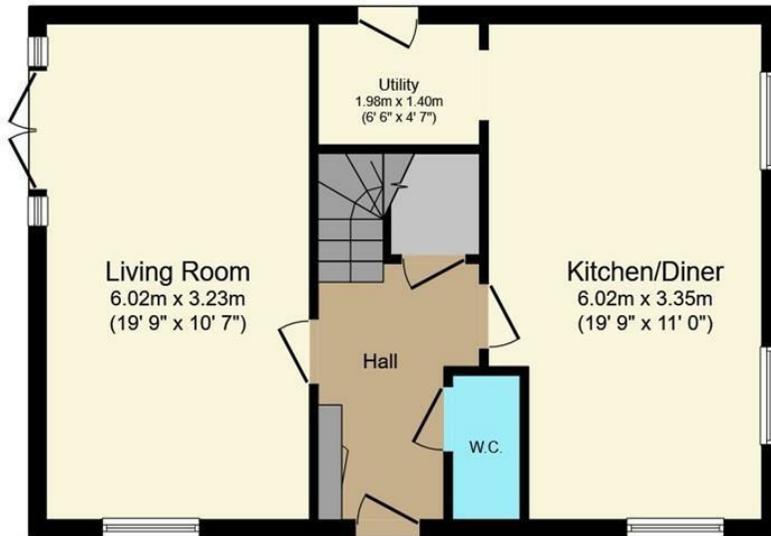


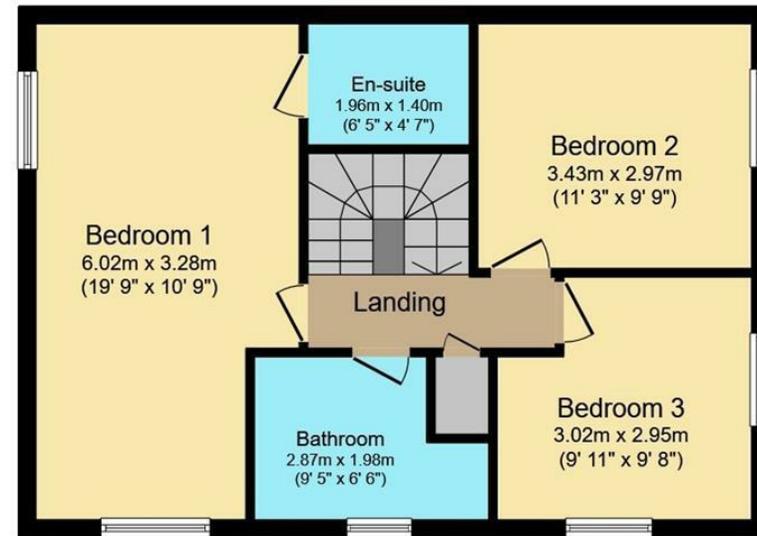
Peter Clarke



2 Buttercup Close, Warwick, CV34 0AQ



**Ground Floor**



**First Floor**

Total floor area 105.5 m<sup>2</sup> (1,135 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

- New build property
- Convenient location
- Three bedrooms, family bathroom and en-suite
- Modern kitchen/dining room
- Separate utility room
- Guest Cloakroom
- Walled garden
- Driveway with EV charge point
- Available March 18th, 2026



PCM £1,700 PCM

MANAGED BY PETER CLARKE. A spacious and beautifully presented property on a sought after development near to Warwick. Conveniently positioned within easy reach of local schools, shops and amenities, Warwick and Leamington town centres and local transport links. The property comprises an entrance hall, living room, large kitchen/dining room, utility, guest cloakroom, three good-sized bedrooms with bedroom one having an en-suite, family bathroom, garden and driveway. Please note the garage is not included.

Previous marketing images have been used.

To let on an unfurnished basis

#### ENTRANCE HALL

With door to the front, stairs leading to the first floor, understairs cupboard and further storage and utilities cupboard.

#### LIVING ROOM

A bright and airy space being dual aspect having window to the front and windows and French doors to the side giving access to the garden, also with a television point.

#### KITCHEN DINER

A modern fitted kitchen with wall and base mounted units with contrasting worksurface over, with integrated appliances including a gas hob, double electric oven, fridge freezer, and dishwasher, also having sink drainer, space for table and chairs, window to the front and further two windows to the side. Also with an opening leading to the: -

#### UTILITY

With base mounted units with integrated washing machine and work surface over, and door giving access to the driveway.

#### WC

With WC, wash hand basin and towel radiator.

#### BEDROOM ONE

A generous double room with windows to the front and side, and door to the: -

#### ENSUITE

With WC, sink and shower cubicle.

#### BEDROOM TWO

A light and airy double room with window to the side.

#### BEDROOM THREE

Another good sized room, dual aspect with windows to the front and side.

#### BATHROOM

With bath and shower over, WC, pedestal wash hand basin and window to the front.

#### GARDEN

Mainly laid to lawn with wall borders, patio and secure gated access to the side.

#### DRIVEWAY

With parking for two cars and EV charge point.







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Peter Clarke

