

Peter Clarke



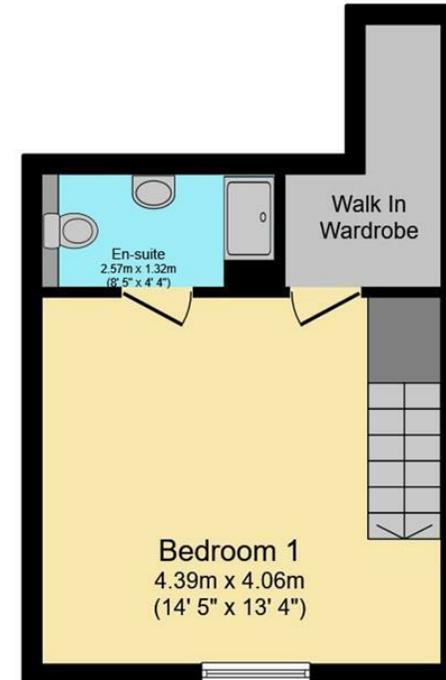
6 Westgate Place, Warwick, CV34 6XY

# 6 Westgate Place, West Street, Warwick, CV34 6XY



## Ground Floor

Floor area 62.9 m<sup>2</sup> (678 sq.ft.)



## First Floor

Floor area 24.8 m<sup>2</sup> (267 sq.ft.)

TOTAL: 87.7 m<sup>2</sup> (944 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- A Stunning Contemporary Coach House Style Home
- 25ft Open Plan Kitchen Living & Dining Room
- Featuring A Beautiful Poggenpohl Kitchen With Integrated Siemens Appliances
- Two Generous Double Bedrooms
- Luxury Family Bathroom & Ensuite Shower Room
- Underfloor Heating Throughout The Ground Floor
- Secure Gated Courtyard Parking For Two Cars
- South Facing Courtyard Garden
- Built By Lionsgate
- EPC Rating C



Offers In Excess Of  
£450,000

An exceptional, coach house style home located within a private gated development in the heart of Warwick town centre. Constructed by Lionsgate in 2017, this stunning home features an outstanding level of fit and finish and benefits from interior accommodation comprising entrance hall, 25ft open plan kitchen living and dining room with stunning Poggenpohl kitchen and Siemens appliances. Two generous double bedrooms, a fantastic family bathroom and luxury ensuite shower room. In addition the principal bedroom suite also boasts a walk in wardrobe and the property benefits underfloor heating throughout the ground floor. Outside the home has a south facing private courtyard garden and has the benefit from two secure gated parking spaces located directly to the front of the home. Internal viewing is highly recommended to appreciate the space, quality and style that this incredible home has to offer.

#### Entrance Hall

The welcoming entrance hall provides access to the living, dining kitchen, the second bedroom and the family bathroom whilst benefitting from underfloor heating and stunning Travertine floor tiling.

#### Kitchen, Living, Dining Room

This wonderful open plan reception and kitchen space provides ample room for both living and dining furniture whilst benefitting from a stunning contemporary style Goldreif kitchen by Poggenpohl complemented by Corian worktops, with painted glass splash backs and a range of integrated Siemens appliances including, induction hob with over head extractor, built in fan assisted electric oven, washer dryer, full size dishwasher and fridge freezer. Further to this, there is a part vaulted ceiling with Velux roof lights casting natural light into the kitchen, stunning coach house style front window and French doors opening onto the courtyard dining area. The picture is completed with beautiful Travertine floor tiling, under floor heating and a useful cloaks storage cupboard with stairs rising to the first floor bedroom suite.

#### Bedroom Two

A generous and adaptable double room with large front facing double glazed window and benefitting from underfloor heating.

#### Bathroom

The beautifully presented modern bathroom suite comprises floating W.C with enclosed cistern and dual flush, a vanity unit mounted wash hand basing with useful under counter storage and a travertine tiled bath with mains fed shower over and glass screen. Further to this the bathroom also offer under floor heating with an additional heated towel rail, inset lighting and an extractor fan.

#### To The First Floor

#### Bedroom One

The stunning principal bedroom suite comprises the large bedroom area with outstanding exposed timber A frame, front facing double glazed window and timber doors opening into a walk in wardrobe and luxury ensuite shower room.

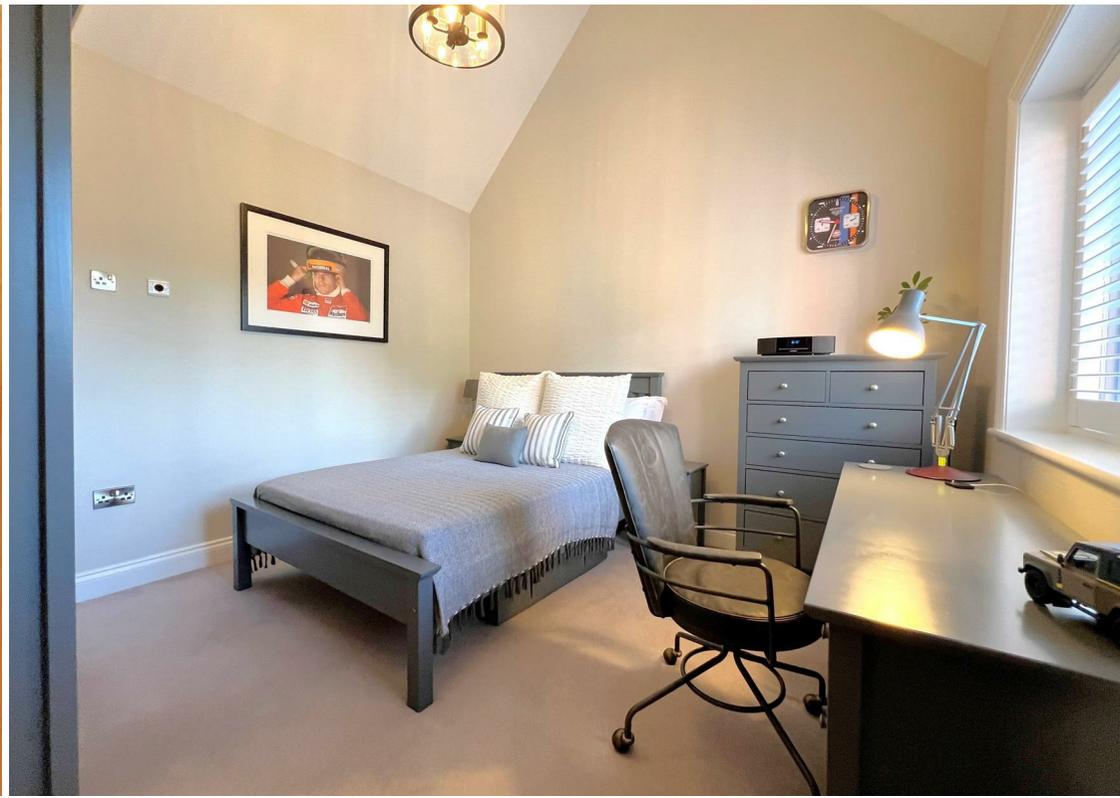
#### Walk In Wardrobe

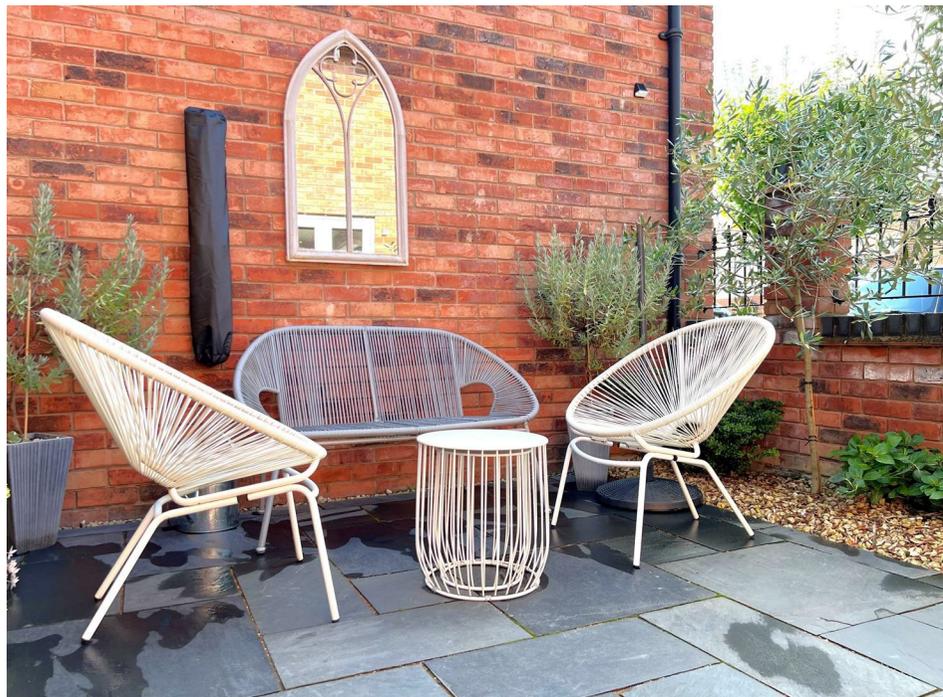
Providing ample storage with both hanging and shelving storage. the wardrobe also houses the modern Worcester Bosch central heating boiler.

#### En-Suite

A luxury ensuite shower room comprising floating W.C with enclosed cistern and dual flush, vanity unit mounted wash hand basin and large enclosed shower cubicle with mains fed shower and sliding glass screen. further to this the shower room also offer Travertine tiling to the floor and all splash back areas.







#### Outside

The property offers a stunning southerly facing paved dining terrace accessible from the hall and living room areas providing a manageable and private outdoor dining space.

#### Parking

The property boasts two full size parking spaces located within the gated private residents courtyard.

#### General Information

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent, Peter Clarke Leamington Spa.

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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