

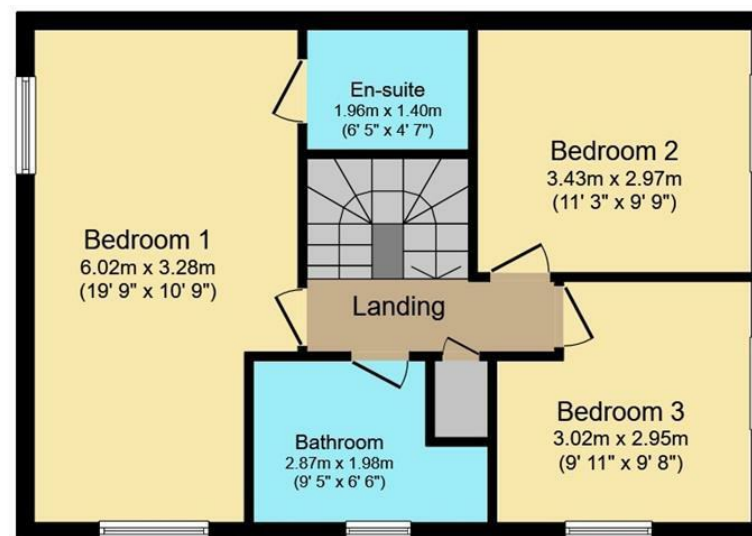
Peter Clarke



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, has not yet been occupied
- Spacious throughout
- Three bedrooms
- Bedroom one ensuite
- Utlity
- WC
- Driveway
- EV charge point
- Popluar location
- Available now



PCM £1,700 PCM

MANAGED BY PETER CLARKE. NEW BUILD PROPERTY TO LET. This is a spacious and beautifully presented new build property on a new and sought after development on near to Warwick. This is conveniently positioned being within easy reach of local schools, shops and amenities, Warwick and Leamington town centres, also local transport links. The property has not yet been occupied and comprises an entrance hall, living room, large kitchen diner, utility, WC, three sizable bedrooms with bedroom one being ensuite, family bathroom, garden and driveway. Please note the garage is not included. EPC B. Council tax tbc. Unfurnished. Available now.

#### 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.













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