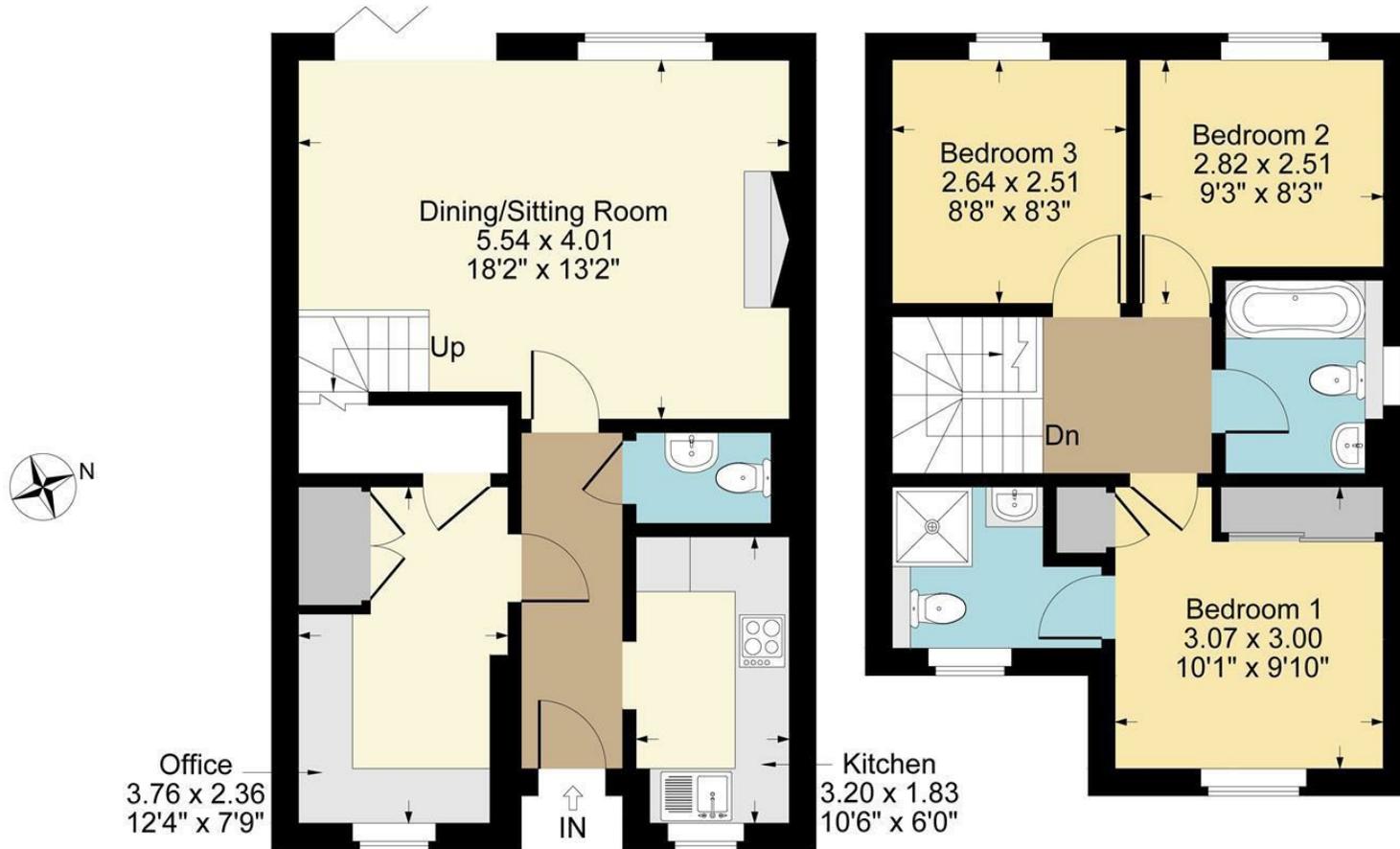


Peter Clarke



31 Portia Way, Heathcote, Warwick, CV34 6BJ

31 Portia Way, Heathcote



Approximate Gross Internal Area  
Ground Floor = 46.15 sq m / 497 sq ft  
First Floor = 40.49 sq m / 436 sq ft  
Total Area = 86.64 sq m / 933 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

- A beautifully presented three bedroom family home
- Highly sought after - Warwick Gates
- Three Bedrooms
- Bathroom and En-Suite Shower Room
- Living/Dining room with bi-fold doors
- Contemporary fitted kitchen with integrated appliances
- Study and Utility Area
- Off Street Parking for two cars
- Landscaped rear garden



Offers Over £375,000

A beautifully presented three-bedroom detached family home, ideally situated within the highly sought-after Warwick Gates development. This attractive property has been thoughtfully improved to include the recent addition of stylish bi-fold doors opening out onto the garden, creating a bright and sociable living space.

The accommodation briefly comprises a welcoming entrance hallway with guest cloakroom, a spacious lounge/dining room to the rear giving direct access to the garden, and a fully fitted kitchen with a range of modern units and integrated appliances. The original garage has been cleverly converted to provide a practical home office/study along with a useful utility area, ideal for those working from home.

To the first floor are three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a good-sized rear garden, ideal for outdoor dining and family enjoyment, along with driveway parking to the front.

Warwick Gates is located to the south of Leamington Spa. Located near plenty of amenities with both Warwick and Leamington Spa's high-streets and The Shires retail park being a short drive away. There are several schooling options, as well as great road networks and rail links direct to London Marylebone Station.

### HALLWAY

### GUEST CLOAKROOM

Having a low level WC and wash hand basin

### STUDY & UTILITY AREA

A good sized room currently used as a Study with built in desk overlooking the front of the property and a large cupboard which houses the washing machine.

### KITCHEN

A modern kitchen with a range of contemporary base and wall units with in a neutral colour with complementary work tops an inset sink, integrated appliances and window to the front.

### DINING/SITTING ROOM

A lovely light and bright space with ample room for both living room and dining room furniture having a feature fireplace and newly fitted bi-fold doors open out onto the landscaped south facing garden. There is a sizeable patio area, shingled pathway and raised beds. Stairs rise from this room to the first floor.

### BEDROOM ONE

Facing the front of the property this room benefits from a range of fitted wardrobes with sliding mirrored doors.

### EN-SUITE SHOWER ROOM

Having a low level WC, double shower and wash hand basin in vanity unit.







### **BEDROOM TWO**

Having a window overlooking the rear garden.

### **BEDROOM THREE**

This room overlooks the rear garden.

### **FAMILY BATHROOM**

Having a white suite including bath with shower over, low level WC and pedestal wash hand basin.

### **GENERAL INFORMATION**

**TENURE:** We are informed the property is freehold although we have not seen evidence. Purchasers should check this before proceeding.

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

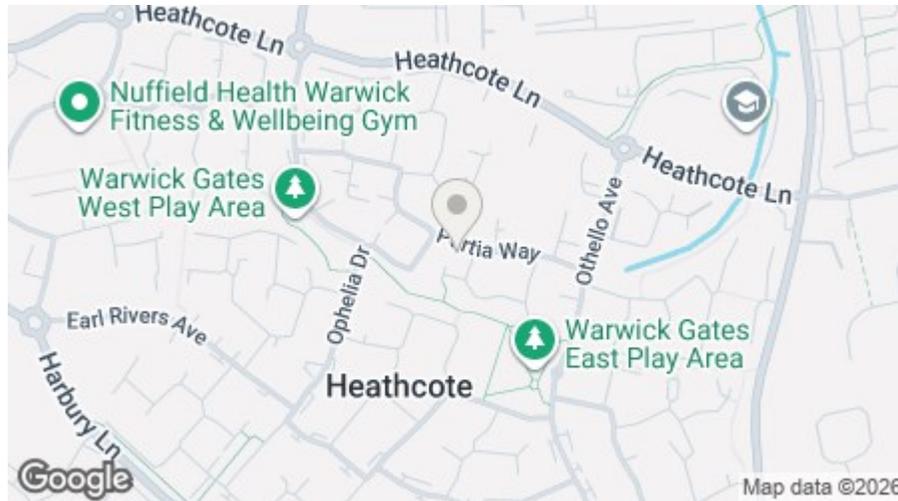
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

**VIEWING:** By Prior Appointment with the Selling Agents.





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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