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31, Newton End, Warwick

Price Guide £390,000



Set within a popular modern residential development in Warwick, this beautifully presented three-bedroom semi-detached townhouse offers spacious, versatile accommodation across three floors. The property features a welcoming entrance hallway, a well-proportioned lounge and a contemporary kitchen/dining room with French doors opening onto the rear garden. The upper floors comprise three bedrooms, including a generous principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from an attractive enclosed rear garden, predominantly laid to lawn with established shrubs, mature planting and a paved patio area. A tarmac driveway provides off-road parking and access to a detached garage. Conveniently situated within easy reach of Warwick and Leamington Spa, the property is well placed for local amenities, schools and excellent transport links.

No Upward Chain, EPC B

Location

Set in a modern residential development in the popular Heathcote area of Warwick, Newton End is conveniently located within easy reach of both Warwick and Leamington Spa town centres. The property is well placed for local amenities, including shops, cafés, and highly regarded schools, with Heathcote Primary School and Myton School nearby. Excellent transport links are available via the M40 motorway and Leamington Spa railway station.





Approach

Via a paved pathway, bordered by low-maintenance decorative slate. Through the covered glazed composite entrance door to:

Entrance Hall

Tiled flooring with stairs to the first floor landing, under-stair storage cupboard, doors to:

Study

8'6" x 7'6" (2.6m x 2.31m)

Double-glazed window facing the front aspect, radiator

Utility /Cloakroom

Low-level flush WC, pedestal hand wash basin with tiled splashback,

Base-level grey gloss fronted units with a complementary worktop and splashback, with an integrated washing machine.

Fitted Kitchen Diner

14'3" x 11'4" (4.36m x 3.46m)

Flooring continued from the entrance hallway range of base and high-level grey gloss fronted units with

complementary worktop and splashback, dual drainer stainless steel sink with chrome mixer tap, integrated electric oven and grill, with four-ring gas hob with a glass/ stainless steel extraction unit above, integrated full-size dishwasher and space for fridge freezer, double glazed window facing the rear aspect, double glazed French doors leading the garden

First Floor Landing

Stairs to the second floor landing, double-glazed window facing the front aspect, radiator and doors to:





Living Room

14'3" x 11'4" (4.36m x 3.46m)
Double-glazed windows facing the rear aspect, radiators

Bedroom Three

9'3" x 7'10" (2.82m x 2.41m)
Double-glazed windows facing the front aspect, radiator

Family Bathroom

Partially tiled suite: hand-wash basin with chrome mixer tap, low-level flush WC, fully tiled shower

enclosure with a panel bath, glazed shower screen and shower attachment, heated towel rail, and ceiling extraction fan.

Second Floor Landing

Storage cupboard housing the gas-fired combi boiler, doors to:

Bedroom One

14'3" x 13'11" (4.36m x 4.25m)
Built-in floor-to-ceiling wardrobes, double-glazed windows facing the rear aspect, radiator, door to:

En-Suite

Low-level flush WC, hand-wash basin with chrome mixer tap, walk-in shower enclosure with sliding glazed shower screen, heated towel rail, and extraction fan above. Privacy double-glazed window facing the side aspect

Bedroom Two

14'3" x 9'3" (4.36m x 2.82m)
Double-glazed window facing the front aspect, radiator



Rear Garden

The enclosed rear garden is predominantly lawn, bordered by mature trees and established shrubs that provide a good degree of privacy. A paved patio extends across the rear of the property, complemented by a further covered seating area and a variety of planted borders. Gated access to the side of the property and garage.

Garage

Single garage with up-and-over door and power.

Outside

Wide driveway narrowing to tandem leading to the garage

Services

All mains services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

The property, built in 2019, still benefits from a valid NHBC warranty.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Council Tax

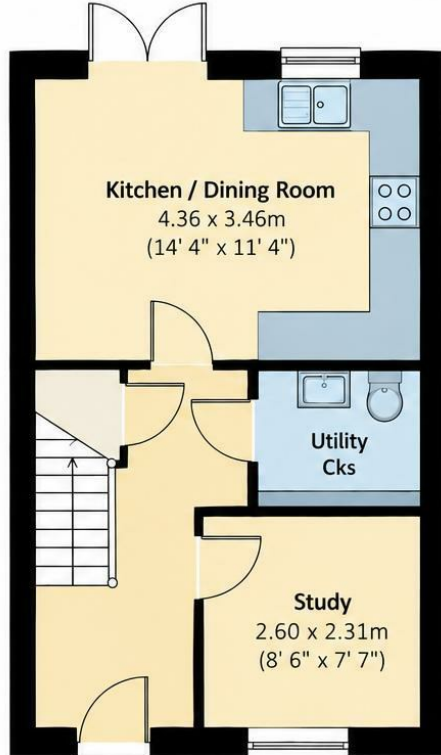
The property is in Council Tax Band "E" - Warwick District Council

Postcode

CV34 7AX

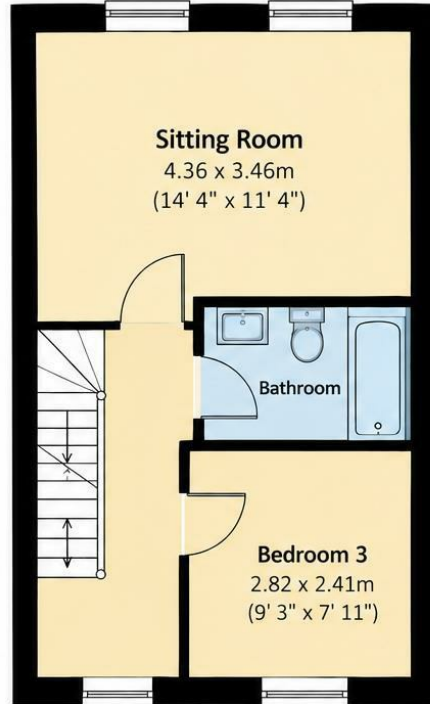
The Polesworth

3 bedroom house



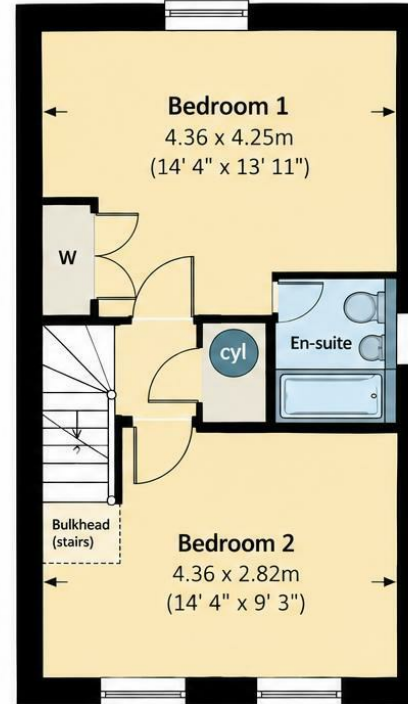
Ground Floor

Approx. 43.6 sq m (469 sq ft)



First Floor

Approx. 28.9 sq m (311 sq ft)



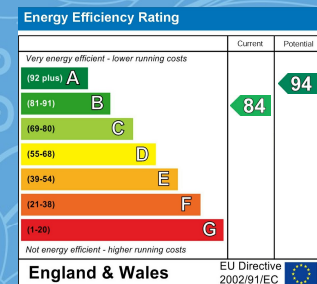
Second Floor

Approx. 28.9 sq m (311 sq ft)

- Residential Estate Agents •
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