





This attractive bay-fronted, three-bedroom detached home is located in a sought-after position within the ever-popular Warwick Gates development.

The well-presented accommodation briefly comprises a welcoming reception hall, spacious lounge, separate dining room, breakfast kitchen and utility room. On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, alongside two further bedrooms and a family bathroom.

Outside, the property offers a double-width driveway, garage and a well-established rear garden.

Energy Rating D.

Location

Warwick Gates offers a range of convenient amenities for daily needs, including several shops, the Nuffield Health Club, and a modern primary school. It is easily accessible to facilities in both Leamington Spa and Warwick, as well as excellent local road links, including those to neighbouring centres and the Midland motorway network, notably the M40.

Approach

Through a UPVC double-glazed entrance door into:

Entrance Hall

Wood finish floor, inset coir mat, radiator, staircase rising to First Floor Landing. Doors to:

Lounge

17'1" into bay x 10'11" (5.23m into bay x 3.33m) Matching flooring, an attractive focal-point fireplace with inset flueless gas coal-effect fire and bespoke display cabinets to either side. Radiator, coving to the ceiling and a leaded light double-glazed bay window to the front aspect. Opening through to:





Dining Area

10'10" x 8'9" (3.32m x 2.69m)

Again with matching floor, radiator, coving to ceiling and double-glazed double-opening French doors provide access to the rear garden. Door to:

Breakfast Kitchen

12'3" x 10'4" (3.75m x 3.17m)

An attractive range of matching base and eye-level units with wooden worktops, complementary tiled splashbacks, and a Belfast-style sink with mixer tap. Space for a Rangemaster dual-fuel cooker with a

six-burner hob and extractor hood over, integrated dishwasher and fridge/freezer. Radiator, downlights and double-glazed window to the rear aspect.

Matching breakfast island with additional shelved storage cupboards below and an under-stairs storage cupboard. Doors to the entrance hall and:

Utility Room

6'0" x 4'11" (1.85m x 1.50m)

Worktop with an inset single-drainer sink unit with mixer tap, matching base and eye-level units, and

space and plumbing for a washing machine. Pull out bin, cupboard concealing the gas-fired boiler, extractor fan, tiled floor, double-glazed window to the rear aspect. Door to:

Cloakroom

Low-flush WC, pedestal wash-hand basin with tiled splashbacks, radiator, and a double-glazed window.

First Floor Landing

Access to roof space, coving to the ceiling, and a double-glazed window to the side aspect. Doors to:





Bedroom One

14'0" x 9'6" + depth of wardrobes (4.29m x 2.91m + depth of wardrobes)

Built-in wardrobe to one wall, walk-in bay window to front aspect, radiator and door to:

En-Suite Shower

Modern white suite comprising a pedestal wash-hand basin with tiled splashbacks and a WC. Tiled shower cubicle with shower system, heated towel rail, shaver point and a double-glazed window to the side aspect.

Bedroom Two

10'7" x 9'0" plus depth of wardrobes (3.24m x 2.75m plus depth of wardrobes)

Built-in full height wardrobes, a radiator and a double-glazed window to the rear aspect.

Bedroom Three

10'7" x 7'1" (3.25m x 2.17m)

A radiator and a double-glazed window to the rear aspect.

Main Bathroom

White suite comprising bath with mixer tap and

shower attachment, and glazed shower screen. WC, pedestal wash hand basin, fully tiled walls, chrome heated towel rail, shave point, extractor fan, double-glazed window to front aspect. Built-in Airing Cupboard with a hot water cylinder.

Outside

To the front of the property, there is an established garden with mature, blossoming trees. A double-width driveway provides ample off-road parking and gives access to the:



Garage

Having an up & over door with power and light, and a service door to the side pedestrian access and rear garden.

Rear Garden

The property enjoys a private, well-maintained rear garden, laid mainly to lawn, offering an excellent space for families and outdoor entertaining. There is a generous patio area adjoining the house, ideal for seating and dining, together with established shrub borders and mature planting providing a pleasant

degree of privacy. There is an outside tap and a personnel door to the garage.

Tenure

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

Services

All mains services are understood to be connected. 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 this respect. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

CV34 6FJ

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- Lettings and Property Managers •
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Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

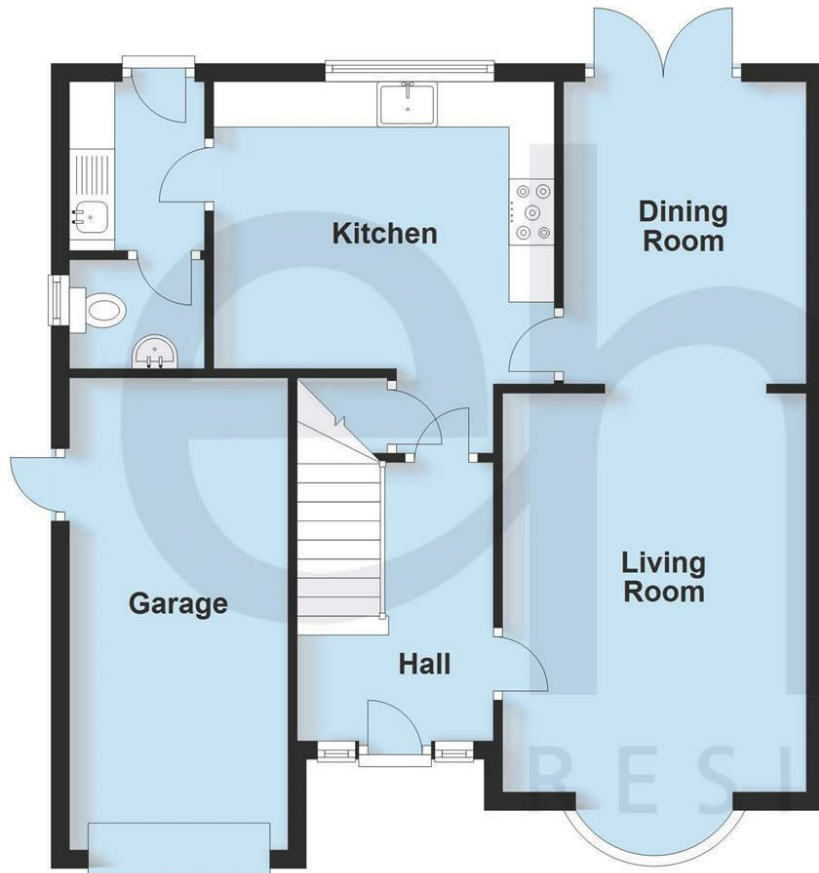
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

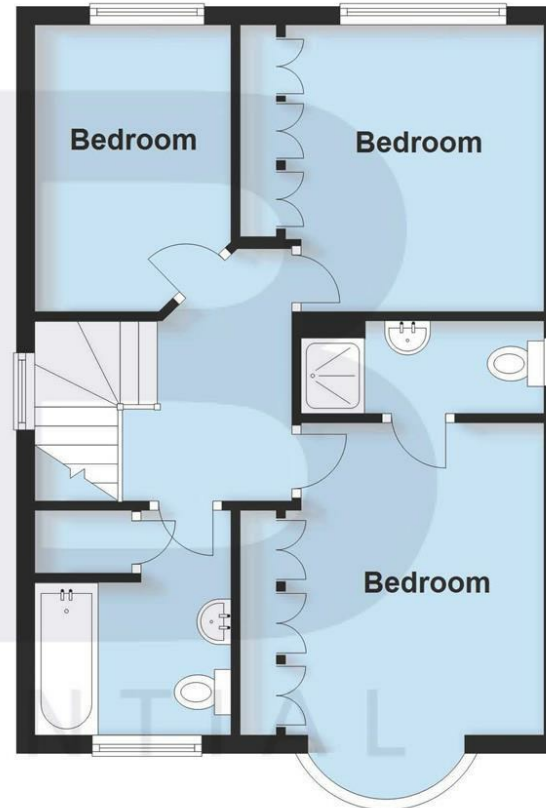
Ground Floor

Approx. 64.1 sq. metres (690.2 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 108.3 sq. metres (1166.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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