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23, Jakeman Way, Warwick Gates, Warwick

Price Guide £635,000





This impressive, four-bedroom detached family home is in a pleasant position within this modern residential development. Constructed by master builders David Wilson Homes, the immaculate light and spacious accommodation affords a welcoming reception hall, cloakroom, living room, spacious dining/family room, good sized kitchen/diner, utility room, master bedroom with dressing area and en-suite, large family bathroom with separate shower, good sized part walled rear garden, long driveway and a single garage. Energy rating B

#### Location

Jakeman Way forms part of a recently constructed

residential development located off Harbury Lane. The area offers a useful range of day-to-day local amenities, including a nearby Co-op and a new modern primary school which is within walking distance. Facilities in both Leamington Spa and Warwick are easily accessible as are excellent local road links including those to neighbouring centres and the Midland motorway network, notably the M40.

#### Approach

Through a double glazed entrance door into:

#### Welcoming Reception Hall

Wood effect Amtico floor, radiator with decorative cover, wall mounted digital thermostat control panel, under stairs storage cupboard, turned staircase rising to First Floor Landing. Doors to:

#### Cloakroom

White suite with chrome fittings comprising WC, pedestal wash basin with tiled splashbacks, matching floor, radiator, downlighters and extractor fan.







### Living Room

17'8" x 17'7" (5.39m x 5.37m)

Recessed corner downlighters, radiator, double-glazed splay bay window to front aspect with fitted shutters and radiator below, and double-glazed French doors with matching side screens provide views and access to the rear garden.

### Dining Kitchen

17'7" x 12'7" (5.37m x 3.85m)

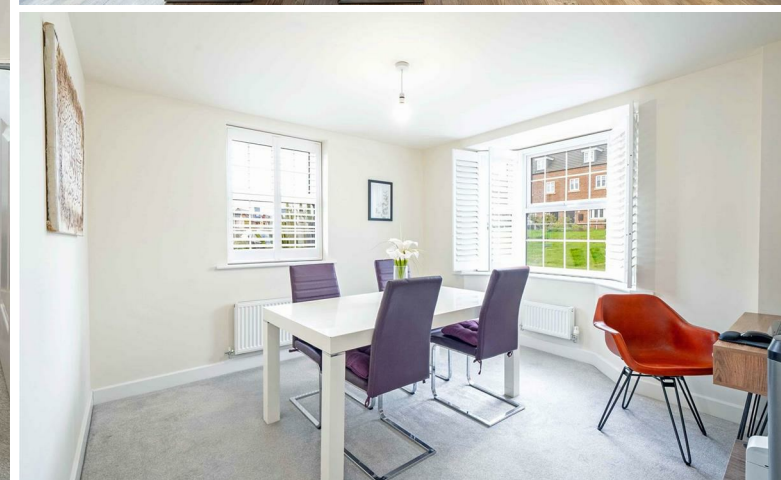
It has a comprehensive range of matching white high gloss fronted base and eye-level units. Complementary worktops and upturns with inset single drainer sink unit

with mixer tap and rinse bowl. AEG electric oven with storage cupboards above and below, integrated dishwasher and fridge/freezer. Tall storage unit, pull-out larder unit, two radiators, matching floor. Two double-glazed windows to the rear aspect and double-glazed French doors with matching side screens provide access to the rear garden. Door to the Utility Room.

### Utility Room

6'8" x 5'10" (2.04m x 1.78m)

Matching range of base and eye level units, complementary worktops and upturns with inset single drainer sink unit with mixer tap. Radiator, integrated



washing machine, space for further appliances, concealed gas-fired boiler and a double-glazed window to the side aspect with fitted shutters.

### Spacious Dining/family Room

10'7" x 11'9" (3.25m x 3.59m)

Two radiators, a double-glazed splay bay window to front aspect and a double-glazed window to side aspect both with fitted shutters.

### First Floor Landing

Radiator, double-glazed window to front aspect with shutters, built-in storage cupboard. Doors to:







#### Master Bedroom

12'1" x 12'0" + dressing area (3.69m x 3.66m + dressing area )

Wall-mounted thermostat control panel, radiators, double-glazed windows to the side and rear aspects with fitted shutters.

#### Dressing Area

Built-in full-height twin double-door wardrobes with inset full-height mirrors providing ample hanging rail and storage space, radiator Door to:

#### En-suite Shower

White suite with chrome fittings comprising WC, pedestal

wash hand basin. Tiled shower enclosure with shower system and glazed sliding shower door. Complementary tiled splashbacks, chrome heated towel rail, downlighters, extractor fan, shaver point, and a double-glazed window.

#### Bedroom Two

11'11" x 9'11" (3.65m x 3.04m)

Radiator and a double-glazed window to the rear aspect.

#### Bedroom Three

11'8" x 9'7" (3.57m x 2.93m)

Radiator and double-glazed windows to side and front aspects with fitted shutters.

#### Bedroom Four

11'10" x 8'4" (3.62m x 2.55m)

Radiator and a double-glazed window to the front aspect with fitted shutters.

#### Family Bathroom

White suite with chrome fittings comprising double-ended bath with side mixer tap and shower attachment, WC, pedestal wash hand basin. Tiled shower enclosure with shower system and glazed shower door. Complementary tiled splashbacks, radiator, downlighters, extractor fan. Built-in Airing Cupboard housing the hot water cylinder and a double-glazed window.







#### Outside

There is a well-stocked buffer garden to the front and side of the house. The driveway provides good off-road parking and provides access to the single garage.

#### Garage

Having an up and over door with power and light.

#### Rear Garden

Which is a generous size It has a Paved patio area, external lights, outside tap, enclosed by fencing and garden walling with gated side pedestrian access.

#### 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 warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

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

#### Postcode

CV34 7AF

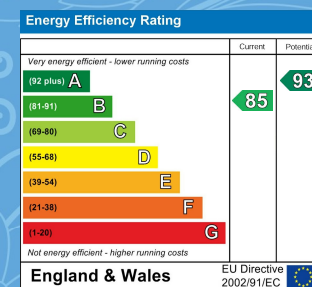


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