

BELVOIR!

Offers Over £415,000



2 Dogberry Way

Heathcote, Warwick CV34 6EF



****NO CHAIN**** Belvoir Leamington Spa are excited to bring this superbly appointed detached family home to the market. Situated within the popular residential area of Warwick Gates, this property benefits from a detached double garage and gated parking as well as open plan living spaces which makes it an ideal family home. Leading from the street the tarmacadam driveway provides parking for three vehicles as well as providing access to the gates which open in turn onto further driveway and the double detached garage.

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ACCOMMODATION

The front door is set beneath an attractive wooden canopy porch and opens into the;

Entrance Hallway: this is a welcoming space and has a galleried staircase with storage underneath. The staircase leads to the first floor.

Guest Cloakroom: fitted with a contemporary suite which includes a low level w.c. and pedestal hand wash basin.

Living Room: this is a bright and airy room which benefits from an attractive feature bay window as well as fireplace with marble effect surround and wood burning fire.

Family Kitchen: this is a large and versatile space offering plenty of room for a formal dining arrangement as well as seating area. The kitchen area is fitted with a range of cream shaker style wall and wall units which are finished with a complementary wooden work surface. The kitchen area also benefits from a range of integrated appliances including double eyeline oven and grill, gas hob, extractor, full size dishwasher and stainless-steel sink and drainer. The entire room is flooded with light from the two double French doors which open out onto the conservatory. There is also an archway leading to the:

Utility Room: fitted with a range of wall and floor units, there are further integrated white goods creating an ideal additional space.

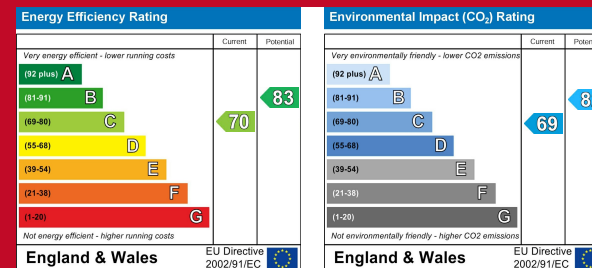
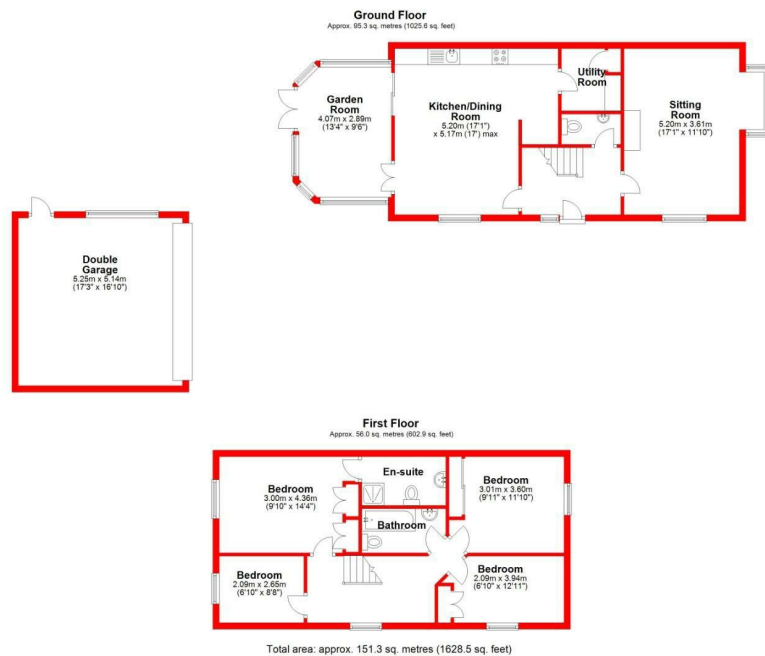
Conservatory: this is a super space to enjoy the property's rear garden. With an around dwarf wall and upvc windows it is ideal for another seating area, family area or even a separate formal dining room.

The galleried first floor landing is accessed via stairs that lead from the ground floor, there are doors leading to;

Bedroom 1: a large double bedroom with integrated storage and doors leading to;

Ensuite: fitted with a three-piece white suite which includes a w.c, hand wash basin with vanity unit and storage as well as a corner shower cubicle.

Bedroom 2: a second large double bedroom with fitted storage.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.