



Connells

John Scott Way
Warwick



Property Description

This modern home is arranged over three floors and offers plenty of light throughout. On the ground floor the property in brief comprises, cloakroom, entrance hall, modern kitchen with integrated appliances and spacious lounge diner. On the second floor there are two double bedroom, a good sized single bedroom and a family bathroom. On the top floor is the very spacious primary bedroom with built in wardrobes and an ensuite. The property further benefits from an enclosed rear garden, off road parking and a garage.

John Scott Way is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short 5 minute drive or less than a 30 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

The property is a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Cloakroom

Wash hand basin, WC.

Lounge

16' 2" x 13' (4.93m x 3.96m)

Double glazed patio doors and window to rear, laminate flooring.

Kitchen

11' 7" x 9' 1" (3.53m x 2.77m)

Fitted with a range of wall and base units with work surface over, built in oven, electric hob with extractor fan over, built in fridge freezer, built in washing machine, tiled flooring and double glazed window to front.

Landing

Storage cupboard and carpeted flooring.

Master Bedroom One

17' 8" x 12' 6" (5.38m x 3.81m)

Situated on the top floor with two double glazed windows to front, fitted wardrobes and carpeted flooring.

Ensuite

Shower, WC, wash hand basin, skylight and tiling to walls and flooring.

Bedroom Two

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to rear and carpeted flooring.

Bedroom Three

12' 5" x 9' 2" (3.78m x 2.79m)

Double glazed window to front, carpeted flooring.

Bedroom Four

9' 3" x 6' 7" (2.82m x 2.01m)

Double glazed window to rear and carpeted flooring.

Family Bathroom

Bath, wash hand basin, WC and tiled walls.

Front

Path to front and mature shrubbery.

Rear

Mainly laid to lawn with mature borders of plants and side access.

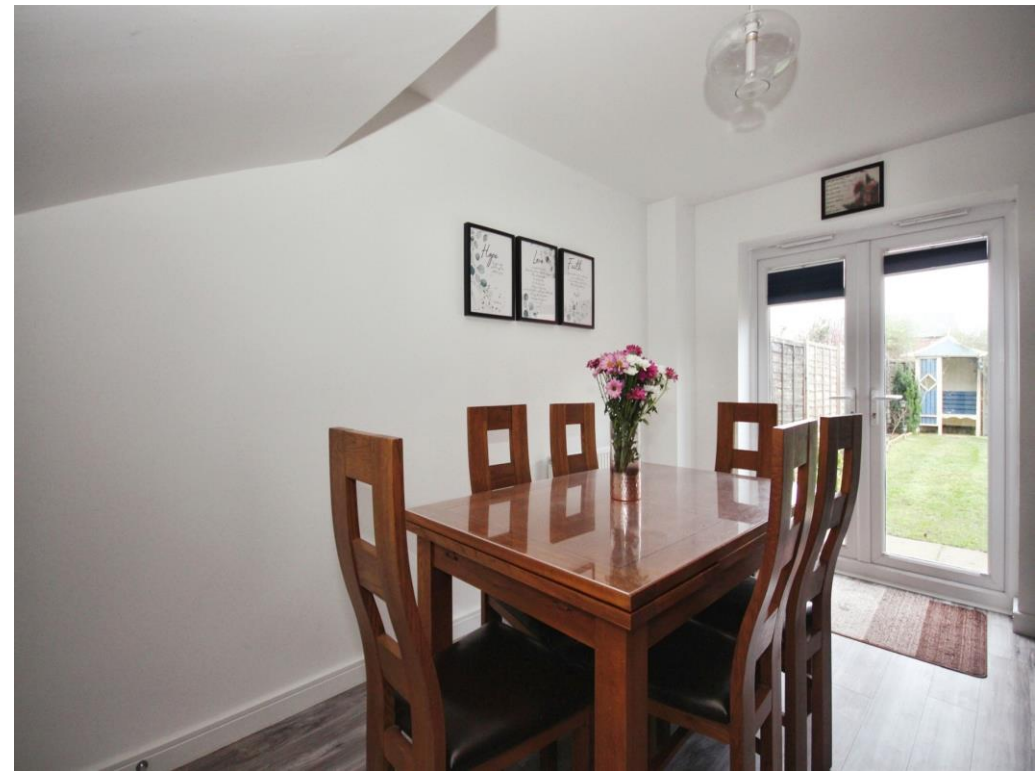
Parking

Off road parking for multiple cars and a garage.

Garage

19' 3" x 10' 6" (5.87m x 3.20m)

Single garage with up and over door.

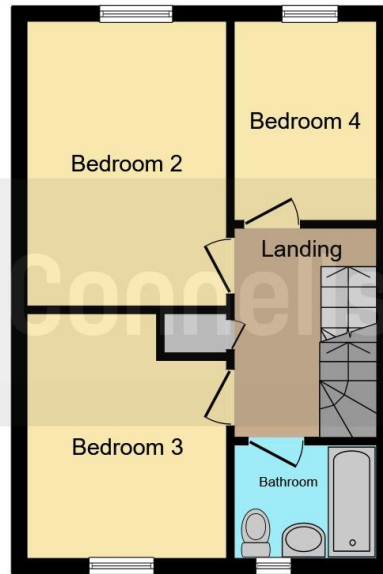








Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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14 High Street
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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WAR106669



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