



Connells

Conrad Lewis Way
Warwick



Property Description

This family home in brief comprises, light and airy entrance leading into the modern kitchen / dining with integrated oven and hob, ground floor cloakroom, utility cupboard and a spacious lounge with bi-fold doors to the rear garden. There is a summer house in the garden with power and light. Upstairs there are three well presented double bedrooms with the primary bedroom benefiting from an ensuite. Additionally, there is a high spec family bathroom upstairs. The property boasts off road parking for multiple cars, solar panels and over 6 years NHBC warranty.

This lovely home is just a stones throw away from The Shires Retail Park, being a 5 minute drive or less than 20 minute walk. There is access to other local shops and amenities nearby such as a local gym, Co-Op and nearby playgrounds.

Conrad Lewis Way is a short 5 minute drive to Warwick town centre and its famous castle as well as a less than 10 minute drive to Royal Leamington Spa. 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 10 minute drive to St Michael's Hospital and Warwick hospital, perfect for health care professionals looking for a short commute.

Entrance Hall

Store cupboard, understairs cupboard and space for a washing machine.

Cloakroom

Wash hand basin, WC and space for tumble dryer.

Lounge

16' 2" x 10' 8" (4.93m x 3.25m)
Bifold doors to rear and laminate flooring.

Kitchen

15' 9" x 9' 7" (4.80m x 2.92m)
Fitted with a range of wall and base units with work surface over, double built in oven, extractor fan, electric hob, space for fridge freezer, spotlights and double glazed window to front.

Landing

Loft hatch, airing cupboard, laminate flooring and double glazed window to side.

Bedroom One

11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed window to rear, built in wardrobes and laminate flooring.

Ensuite

Double shower, WC, wash hand basin, laminate flooring, spotlights and double glazed window to rear.

Bedroom Two

11' x 8' 7" (3.35m x 2.62m)

Double glazed window to front and laminate flooring.

Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

Double glazed window to front, store cupboard/wardrobes and laminate flooring.

Bathroom

Waterfall shower over bath, chrome towel rail, wash hand basin and WC.

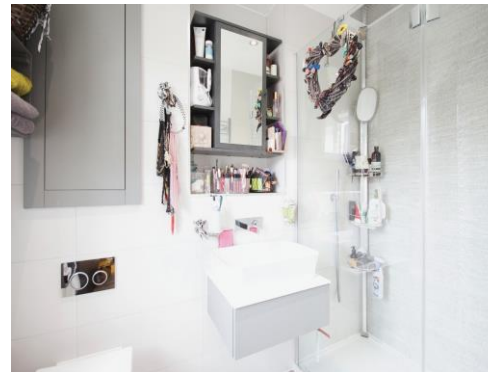
Rear Garden

Mainly laid to lawn with patio, side access, tap and socket. Additionally, there is a summer house with power and light.

Summerhouse

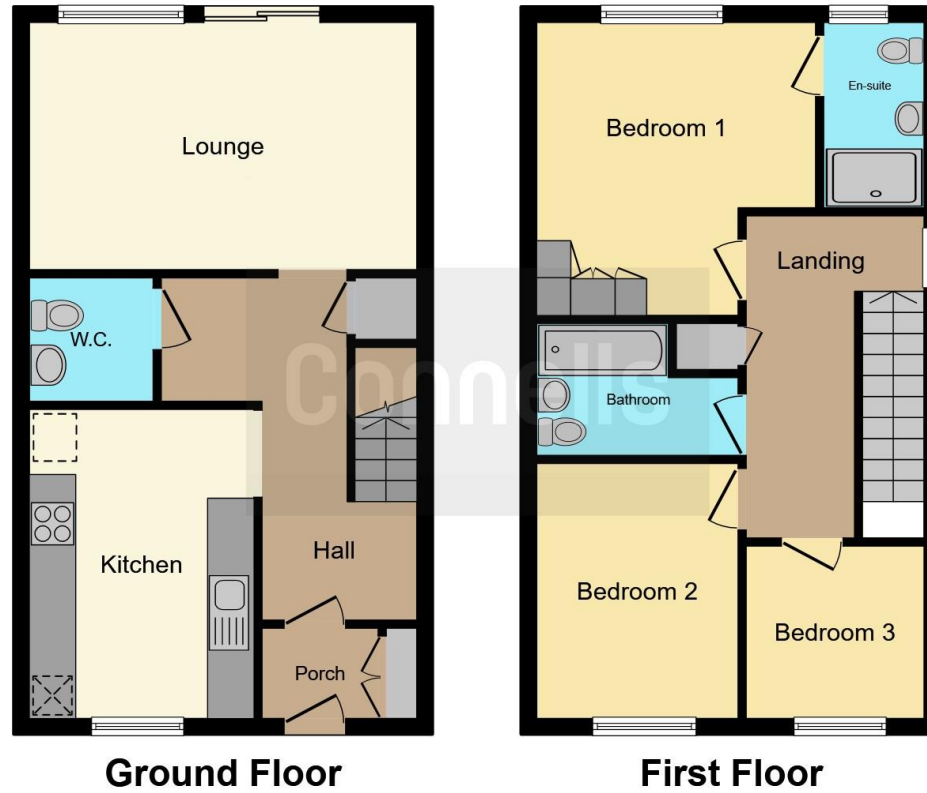
15' 6" x 9' 8" (4.72m x 2.95m)

Power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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