

BELVOIR!

Guide Price £795,000



1 Pittam Way

, Warwick CV34 7AP

THE COLLECTION | BELVOIR LEAMINGTON SPA

** NO CHAIN **

Belvoir Leamington Spa are proud to bring this superbly appointed executive family home to the market. Built by David Wilson Homes in 2018, this double-fronted, five-bedroom property boasts an elegant mock Georgian design, a detached double garage, and a spacious driveway accommodating at least four cars.

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ACCOMMODATION

Situated within a sought-after residential development, the property offers easy access to the M40 and is just a short drive from both Leamington and Warwick. A host of amenities surrounds the area, including an excellent primary school undergoing expansion, a convenient doctors' surgery within the development, and a local community centre. Future plans include the addition of more local stores for added convenience, along with a highly praised nature reserve area. Upon crossing the threshold, you're greeted by a bright and welcoming entrance hall, featuring a convenient guest W.C and cloakroom. Off this space, you'll discover a versatile study, perfect for a home office, and a spacious lounge located at the front of the house.

One of the highlights of this home is the beautiful breakfast kitchen, a culinary haven that boasts sleek white cupboards at both higher and lower levels, complemented by state-of-the-art built-in appliances. The kitchen's focal point is a practical island unit, making it an ideal hub for family gatherings. Adjacent to the kitchen, a utility room with integral washer dryer, units, sink, and drainer enhances the home's functionality. Additionally, there's ample space for a dining set and a sofa seating area, creating a cosy and inviting atmosphere. The kitchen benefits from two sets of French doors that open to the garden, creating a harmonious connection between indoor and outdoor living spaces.

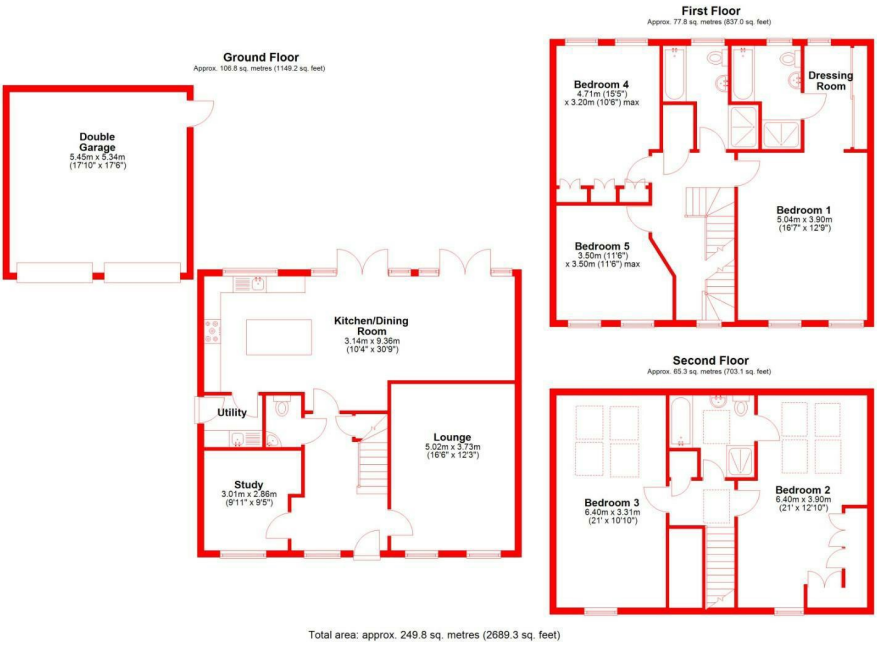
The thoughtfully designed garden with a separate patio area and lush lawn is a versatile space perfect for family gatherings, al fresco dining, or simply unwinding after a long day. Beyond its aesthetic appeal, this outdoor haven is a practical space, providing direct access to the detached double garage. This connection adds a layer of convenience to your lifestyle, offering secure parking for your vehicles and providing additional storage options.

Ascending to the first floor, you'll find the primary bedroom, boasting a dressing area, fitted wardrobes, and a stylish en-suite. This private sanctuary offers a perfect blend of comfort and elegance. In addition, there are two double bedrooms, thoughtfully designed with practicality in mind. One of these bedrooms features fitted wardrobes, offering ample storage space. The main family bathroom on this level features a white suite and a separate shower cubicle, ensuring convenience for family and guests.

The second floor reveals two more generously sized double bedrooms, each designed to provide comfort and privacy. Connecting these bedrooms is a Jack and Jill style



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	86 91	England & Wales	EU Directive 2002/91/EC	



Total area: approx. 249.8 sq. metres (2689.3 sq. feet)

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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.

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