



9 Peregrine Way, Warwick, Warwickshire CV34 6WP  
Guide Price £400,000

charlesrose.



Nestled in a quiet and sought-after pocket of Warwick Gates, this charming and immaculately presented three-storey townhouse offers spacious and flexible living, perfect for modern family life. Set across three well designed floors having, the property boasts a welcoming open plan living dining kitchen area, four bedrooms and two bathrooms. Externally there is a driveway with space for two vehicles, the well presented garage and a charming private rear garden.

#### LOCATION

Warwick Gates is a well sought after residential development conveniently positioned to take advantage of easy access to many local amenities close by together with being not too far from Leamington Spa town itself. There are local schools including the newly built Oakwood Secondary School close by with all the latest schooling technology available. It is also well placed to take advantage of the major road networks such as the A46 and M40.

#### GROUND FLOOR

The welcoming entrance hallway gives way to a handy home office to one side. There is also a ground floor cloakroom / wc on offer. It is to the rear where it opens up into the super open plan living dining kitchen area, providing a seamless flow from lounge to dining and a well equipped kitchen space with an array of integrated appliances and breakfast bar. Due to the copious amount of glazing to the rear with the additional space on offer with this design, the room is naturally bright and gives direct access to the private rear garden ideal for entertaining or simply relaxing outdoors.

#### FIRST FLOOR

The first floor is where the property offers versatile living. At current the owners are utilising this space to include two double bedrooms, both presented to a lovely standard with the main bedroom offering ensuite facilities and fitted wardrobes. The second room could also be used as a living space depending on the configuration required. Stairs continue to the top floor of the property.

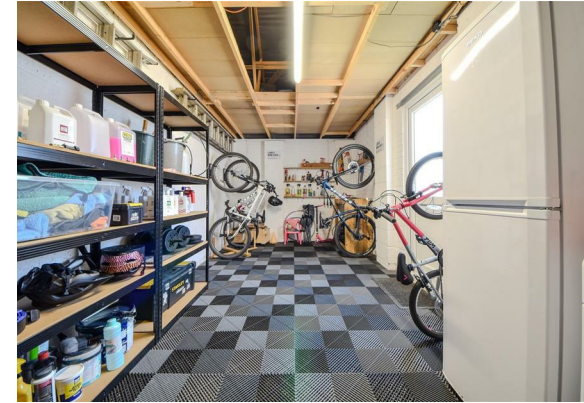
#### SECOND FLOOR

Two further double bedrooms take up the space on the floor, both having fitted cupboards for storage on offer and share the modern and well equipped bathroom.

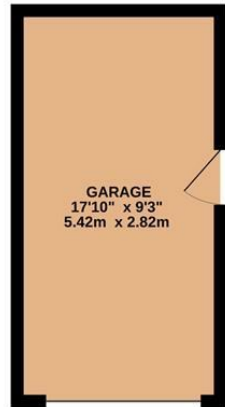
#### OUTSIDE

The property is set back from the road side behind a charming front garden with pathway leading to the front door. There is a tandem driveway to the side of the property of which leads to the detached garage of which has been nicely upgraded by the current owner having painted and sealed the flooring. To the rear there is a charming garden on offer, not overlooked and offering both a paved seating area and a

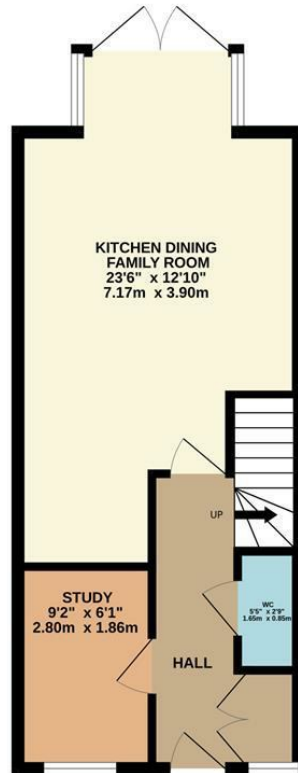
section of lawns. There is also side access to the driveway and access to the garage side door.



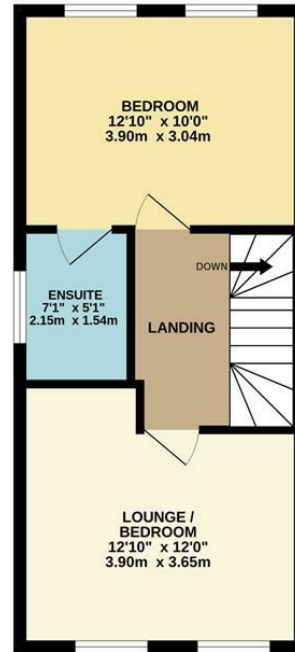
GARAGE  
165 sq.ft. (15.3 sq.m.) approx.



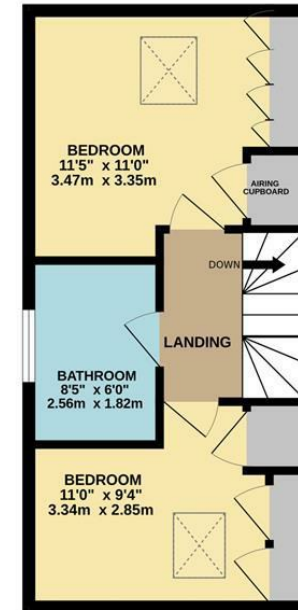
GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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