



**Connells**

Vickers Way  
Warwick



## Property Description

Occupying a highly sought after and convenient location in the ever popular area of Heathcote Park, this attractive six double bedroom detached home offers a wealth of generous and immaculate family accommodation and still benefits from its NHBC warranty. Lovingly maintained by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall with access to all rooms on the ground floor. The Kitchen/family room is fully fitted with integrated appliances, a breakfast bar with ample space for a dining table and a cosy family space and a door leading to the separate utility. To the first floor there are four double bedrooms, one of which has the luxury of fitted wardrobes and an en-suite bathroom with a separate double shower. There is also a modern family bathroom and double storage cupboard on this floor with stairs rising to the second floor. To the second floor there is a generously sized landing with useful space to use as dressing area or study. From the landing you have doors to both double bedrooms, one benefitting from an en-suite. Externally the property is positioned on a private road away from the main road, overlooking greenery with a path leading to the country park. There is a driveway proving parking for several cars, as well as a double garage with light and electrics. The rear garden is well maintained being mainly laid to lawn with decking and planted borders!

## Location

Lower Heathcote park offers an abundance of local amenities on your door step including the brand new Heathcote primary school and Little Pioneers day nursery on site, recently opened Coop incorporating Deli & Co with outdoor seating area, Harbury Catch Fish and Chip Shop with alfresco dining and outdoor seating, Bewitched Coffee shop (which is dog friendly), Dentist and Skincare Clinic as well as Pharmacy all on site! There are also several bus stops throughout with a bus running approx. every 20 minutes. Access to Leamington and Warwick is easy in both directions being located on the border of both and access to the M40 is within a couple of minutes' drive. Our sellers say that Vickers Way is truly an excellent place to live.

## Approach

Via pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising laminate flooring, a radiator and doors to the, downstairs cloakroom, lounge, dining room and kitchen/family room.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, partly tiled walls, laminate flooring, ceiling spotlights, a radiator and a storage cupboard.

## Lounge

23' 10" max x 11' 7" max ( 7.26m max x 3.53m max )

Spacious, dual aspect lounge. Comprising two radiators, double glazed bay window to front elevation and double glazed French doors to rear elevation.

## Dining Room

13' 6" max x 9' 2" max ( 4.11m max x 2.79m max )

Comprising a radiator and double glazed windows to front and side elevations.

## Kitchen/family Room

21' 1" max x 18' 9" max ( 6.43m max x 5.71m max )

Fitted with white high gloss wall and base units with complimentary work surfaces over and upstand. There is an eye-level double electric oven, gas hob with cooker hood over and integrated dishwasher and fridge/freezer and a breakfast bar incorporating a stainless steel sink and drainer unit. Comprising ceiling spotlights, laminate flooring, a radiator and double glazed windows to side and rear elevation as well as French doors leading to the garden.

## Utility Room

6' 10" max x 6' 4" max ( 2.08m max x 1.93m max )

Fitted with white high gloss wall and base units with complimentary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There is an integrated washing machine, laminate flooring and a door to rear elevation.

## First Floor

The stairs lead from the hallway, with two storage cupboards, one of which housing the hot water tank and a radiator. With doors leading to bedrooms one, two, three and four as well as the main family bathroom.

## Bedroom One

21' 1" max x 14' 1" max ( 6.43m max x 4.29m max )

The master bedroom is a generously sized double bedroom. Comprising a dressing area with fitted wardrobes. There are two radiators, double glazed windows to side elevation and a door to;

## En-Suite

Fitted with a four piece suite, comprising a wash hand basin, double shower, bath, low level W/C, partly tiled walls, tiled flooring, a shaver point, chrome heated towel rail, extractor fan and a double glazed window side elevation.

## Bedroom Two

15' 8" max x 9' 5" max ( 4.78m max x 2.87m max )

Double bedroom comprising a radiator and double glazed windows to front and side elevations.

## Bedroom Three

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

Double bedroom comprising a radiator and a double glazed window to rear elevation.

## Bedroom Four

12' 5" max x 8' 9" max ( 3.78m max x 2.67m max )

Double bedroom comprising a radiator and a double glazed window to front elevation.

## Bathroom

Fitted with a four piece suite, comprising a wash hand basin, shower cubicle, bath, low level W/C, partly tiled walls, tiled flooring, a shaver point, chrome heated towel rail, extractor fan and a double glazed window rear elevation.

## Second Floor

Generous landing with two storage cupboards, a radiator, a velux window to front and a double glazed window to side elevation. With doors to bedrooms five and six.

## Bedroom Five

21' 7" max x 9' 1" max ( 6.58m max x 2.77m max )

Comprising a built-in storage cupboard, a radiator and two velux windows to side elevation.

## Bedroom Six

17' 9" max x 14' 10" max ( 5.41m max x 4.52m max )

Double bedroom having three radiators, three velux windows and a door to;

## En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, tiled flooring, chrome heated towel rail, extractor fan and a velux window to rear elevation.

## Rear Garden

Beautifully landscaped rear garden. Being mainly laid to lawn and wall and fence enclosed. Comprising a decking area, planted borders and gated rear access.

## Parking

Driveway providing off road parking for several cars.

## Garage

Double garage, having power and light.

## Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendors of this property are relatives of a staff member of the Connells Group.









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.

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**EPC Rating: B**

Tenure: Freehold



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