



Connells

Vickers Way
Warwick



Property Description

This charming townhouse boasts a seamless blend of modern living with a cozy touch. The open plan kitchen/diner creates a welcoming and spacious atmosphere for gatherings. With the living room on the first floor and an additional fourth bedroom/study on the ground floor, there's ample space for a growing family or a home office setup. The en-suite in the master bedroom adds a touch of luxury, while the redecorated and upgraded interior showcases the care and attention to detail by the current owners. Outside, the landscaped rear garden offers a peaceful retreat, and the presence of a single garage and driveway for two/three cars ensures both convenience and functionality. This property truly combines comfort, style, and practicality in one delightful package.

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 a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and a generous built-in cupboard housing the central heating boiler. With doors to the downstairs W/C, the study and open plan family/kitchen/dining.

Downstairs W/C

Fitted with a wash hand basin, low level W/C and an extractor fan.

Study/Bedroom Four

9' 3" x 6' 2" (2.82m x 1.88m)

With a double glazed window to front elevation.

Kitchen Area

10' 1" x 6' 2" (3.07m x 1.88m)

Modern kitchen, fitted with wall and base units and complimentary work surfaces over, with upstand and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances to include; an electric oven, gas hob with cooker hood over, a dishwasher and fridge/freezer and space for a washing machine. With ceiling spotlights.

Family/Dining Area

13' x 12' 11" (3.96m x 3.94m)

Light and airy, comprising an under stairs storage cupboard, a radiator and French doors leading to the garden.

First Floor Landing

The stairs lead from the hallway. Comprising a radiator and doors to the lounge and the master bedroom. With stairs rising to the second floor.

Lounge

12' 11" x 11' 11" (3.94m x 3.63m)

Spacious lounge having a radiator and two double glazed windows to front elevation.

Bedroom One

13' 1" max x 10' 1" (3.99m max x 3.07m)

Double bedroom having a radiator, two double glazed windows to rear elevation and a door to;

En-Suite

Fitted with a three piece suite to include; a wash hand basin with vanity unit, double shower and low level W/C. Having partly tiled walls, tile effect laminate flooring, a heated towel rail and a double glazed window to side elevation.

Second Floor Landing

Comprising a radiator and doors to bedrooms two and three as well as the family bathroom.

Bedroom Two

12' 10" x 11' 5" (3.91m x 3.48m)

Double bedroom with restricted head height. Comprising a radiator and built-in cupboard housing the hot water cylinder. With a velux window.

Bedroom Three

12' 10" max x 7' 1" min (3.91m max x 2.16m min)

Double bedroom with restricted head height,

a radiator, a double glazed window to front elevation as well as a velux window.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring, a radiator and a double glazed window.

Outside

Front Of The Property

There is a fore-garden which is mainly laid to pebble with planted borders.

Rear Garden

Beautifully maintained landscaped rear garden being mainly laid to lawn and fence enclosed. Comprising a patio area, outdoor tap and gated side access.

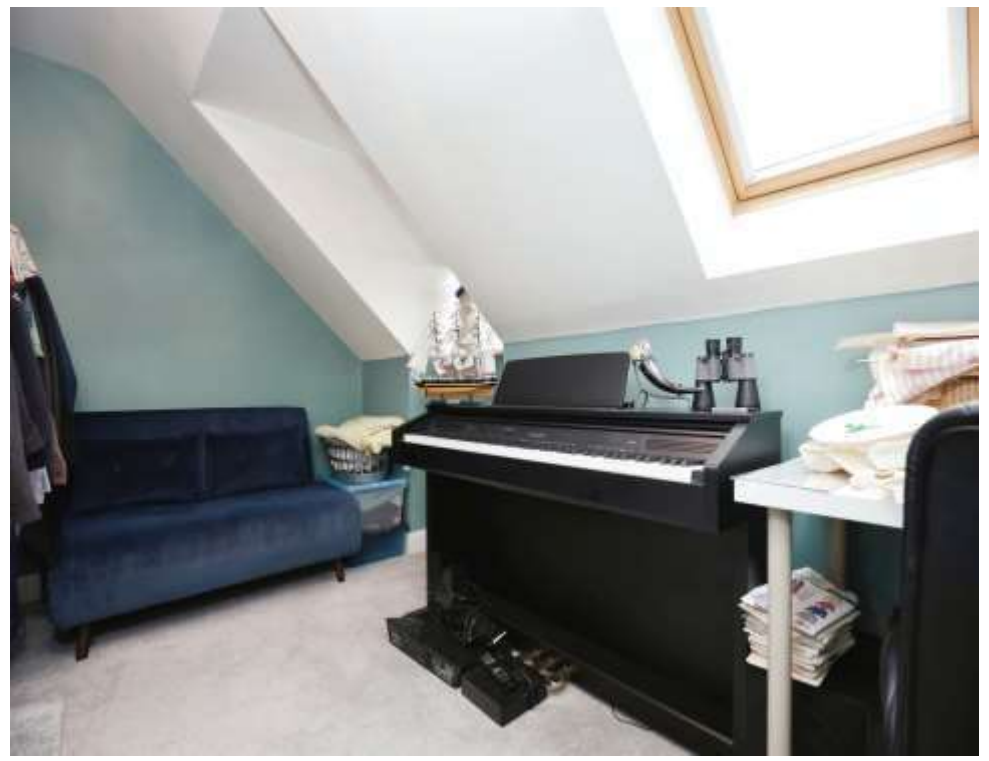
Parking

Driveway to the side providing off road parking for two/three cars. Benefitting from a car charging point.

Garage

Single garage with an up and over door, power and light.









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EPC Rating: B

Tenure: Freehold

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Property Ref: SPA313426 - 0007