



**Connells**

Portia Way  
Heathcote Warwick



### Property Description

Stunning three bedroom semi-detached family home located in the ever so popular area of Warwick Gates.

This property briefly comprises welcoming entrance hallway, downstairs cloakroom, kitchen and a lounge/diner. To the first floor there are three generously sized bedrooms and the family bathroom, with master benefitting from an en-suite shower.

Externally the property has a good size private rear garden, a garage and a driveway providing off road parking. Perfect family home!

### Approach

Via driveway.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising laminate flooring, a radiator and doors to the downstairs W/C, kitchen, garage and lounge/diner.

### Downstairs W/C

Fitted with a wash hand basin, low level W/C, and a radiator.

### Lounge/Diner

18' 3" x 12' 1" ( 5.56m x 3.68m )

Spacious light and airy lounge comprising an feature fire place, a radiator, a double glazed window to rear elevation and wall panelling.

### Kitchen

10' 7" x 6' 1" ( 3.23m x 1.85m )

Fitted with a range of wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an oven, a hob with cooker hood over, with space for a fridge/freezer and dishwasher.

## First Floor Landing

The stairs lead from the hallway. Comprising a radiator and access to the loft. There are doors to all bedrooms and the main family bathroom.

## Bedroom One

10' 1" x 10' 1" ( 3.07m x 3.07m )

Generously sized master bedroom benefitting from a storage cupboard, a radiator and a double glazed window to front elevation and a door to;

## Ensuite

Fitted with a three piece suite comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls and a window to front elevation.

## Bedroom Two

9' 4" x 8' 4" ( 2.84m x 2.54m )

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

## Bedroom Three

8' 7" x 8' 4" ( 2.62m x 2.54m )

Comprising a radiator and a double glazed window to front elevation.

## Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C.

## Outside

## Rear Garden

Being fully fence enclosed and mainly laid to lawn with a patio area and side access.

## Parking

Driveway with off-road parking for two cars.

## Garage

Single garage with internal access, providing light and electric.









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**EPC Rating: Awaited**

Tenure: Freehold

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