



**Connells**

Wesson Road  
WARWICK



## Property Description

Beautifully presented and spacious. three bedroom semi-detached family home situated in the lower Heathcote estate.

Briefly comprising a spacious living area, separate open plan kitchen/diner and a downstairs W/C. To the first floor there are three bedrooms and the family bathroom, with the master bedroom benefitting from an en-suite shower room. Externally there is a driveway to front for two cars side by side, as well as a beautifully maintained rear garden.

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, 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!

## Approach

Via a pathway leading to the front door.

## Entrance Hallway

With stairs rising to the first floor, laminate flooring and doors to the downstairs W/C and the lounge.

## Downstairs W/C

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

## Lounge

16' 2" max x 11' 9" max ( 4.93m max x 3.58m max )

Spacious, light and airy lounge. Comprising laminate flooring, a radiator, a double glazed window to front elevation and a door to the kitchen/diner.

## Kitchen/Diner

14' 10" x 10' 6" ( 4.52m x 3.20m )

Modern Kitchen, fitted with wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances to include; an electric oven, gas hob with cooker hood over, a dishwasher, washing machine and a fridge/freezer. Comprising a brick feature wall, under stairs storage space, a double glazed window to rear elevation and French doors leading to the garden.

## First Floor Landing

The stairs lead from the hallway. There is a built-in airing cupboard, access to the loft, a radiator and doors to all bedrooms and the family bathroom.

## Bedroom One

11' 7" max x 8' 5" min ( 3.53m max x 2.57m min )

Master bedroom having a radiator, a double glazed window to front elevation and a door to;

## En-Suite

Fitted with a three piece suite, to include a wash hand basin, shower cubicle, low level W/C, partly tiled walls, laminate flooring, a radiator and a double glazed window to side elevation.

## Bedroom Two

10' 2" x 8' 5" ( 3.10m x 2.57m )

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

## Bedroom Three

8' 8" x 6' 2" ( 2.64m x 1.88m )

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, low level W/C, partly tiled walls, laminate flooring, a radiator and a double glazed window to rear elevation.

## Outside

### Rear Garden

Beautifully maintained rear garden being mainly laid to lawn and fence enclosed. Having planted borders, a patio area, a shed and gated rear access.

## Parking

Driveway to front providing parking for two cars side by side.









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**EPC Rating: B**

Tenure: Freehold

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