



Connells

Pittam Way
Warwick



Property Description

An impressive and modern, four bedroom detached family home set in the sought after area of Heathcote. Built in 2019, this stunning home is ready to move into and briefly comprises welcoming entrance hallway giving access to; the bay-fronted living room, study/second reception room, a downstairs W/C, and open place kitchen/diner/family room which opens into the garden and has a door to the utility room.

Upstairs there are four double bedrooms and the family bathroom, with master bedroom benefitting from an en-suite shower room. Externally this home boasts a beautifully landscaped rear garden, a driveway to the front providing off road parking for multiple vehicles and a garage with a power and light as well as a car charging point.

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! 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 Pittam Way is truly an excellent place to live.

MUST BE VIEWED!

Approach

With a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. With a radiator, laminate flooring and doors to the living room, open plan family/kitchen room, study and downstairs W/C.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, a built-in storage cupboard, a radiator and a double glazed window to side elevation.

Study

9' 3" x 7' 8" (2.82m x 2.34m)

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

Lounge

17' 8" x 12' 2" (5.38m x 3.71m)

Spacious lounge benefitting from ample natural light and comprising a feature fire place, two radiators and a double glazed window to front elevation.

Kitchen/Dining

20' 1" x 12' 2" (6.12m x 3.71m)

Fitted with a range of wall and base units with complimentary work surfaces and upstand, incorporating a sink and drainer unit. Integrated appliances to include; a double electric oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer. Having ceiling spotlights, tiled flooring, a radiator, a

double glazed window to rear elevation, French doors leading to the garden and a door to the utility room.

Utility Room

6' 4" x 5' 3" (1.93m x 1.60m)

Fitted with base units with work surfaces over, incorporating a sink and drainer unit. Housing the central heating boiler and providing space for a washing machine. Comprising laminate flooring and a door to rear elevation.

First Floor Landing

The stairs lead from the hallway. Having an airing cupboard, access to the loft and a double glazed window to side elevation. With doors to all bedrooms and the family bathroom.

Bedroom One

13' 8" x 12' 2" (4.17m x 3.71m)

The master bedroom benefits from fitted wardrobes, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, a double shower, low level W/C, partly tiled walls, tiled flooring, a heated towel rail and a double glazed window elevation.

Bedroom Two

14' 8" max x 10' 2" (4.47m max x 3.10m)

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

Bedroom Three

13' 4" x 9' 4" (4.06m x 2.84m)

Double bedroom having a radiator and a

double glazed window to front elevation.

Bedroom Four

10' 3" x 7' 5" (3.12m x 2.26m)

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

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, ceiling spotlights, a heated towel rail and a double glazed window elevation.

Outside

Rear Garden

Beautifully maintained and recently landscaped rear garden being mainly laid to artificial grass and fence enclosed. Having a patio areas and planted borders.

Parking

Driveway to the side providing off road parking for several cars. Having an electric car charging point.

Garage

Single garage with power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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