



Connells

Touchstone Road
Heathcote Warwick



Property Description

Immaculately presented Five bedroom detached home situated in the ever so popular location of Heathcote.

Offering an abundance of living accommodation throughout this property has been lovingly maintained by the current owners and would make a perfect choice for a family.

In brief the property comprises; ground floor with welcoming entrance hallway, downstairs W/C, bay-fronted lounge, separate dining room, spacious breakfast kitchen and a utility room.

The first floor comprising five bedrooms and the family bathroom, with master benefitting from an en-suite shower room.

This lovely home benefits from a charming and private rear garden, driveway providing off road parking for two cars side by side, an integral garage and solar panels (see details below).

Location

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 Touchstone Road is truly an excellent place to live.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor with under stairs storage. There is a radiator and doors to the downstairs W/C, lounge and breakfast kitchen.

Downstairs W/C

Fitted with a wash hand basin, low level W/C and a double glazed window to front elevation.

Lounge

16' 4" max x 10' 9" (4.98m max x 3.28m)

Spacious, light and airy bay-fronted lounge, comprising a radiator and double doors to the dining room.

Dining Room

10' 8" x 9' 4" (3.25m x 2.84m)

Comprising a radiator, French doors leading to the garden and a door to the breakfast kitchen.

Breakfast Kitchen

17' 8" x 10' 7" (5.38m x 3.23m)

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. integrated appliance include; a double eye-level electric oven, gas hob with cooker hood over and a fridge/freezer, with space for a washing machine. Comprising a breakfast bar, 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

Having a door leading to the garage.

First Floor Landing

The stairs lead from the hallway. There is an airing cupboard, a loft hatch, downlighters and doors to all bedrooms and the family bathroom. The loft is partially boarded and has a pull down ladder for access.

Bedroom One

11' 6" x 11' 2" (3.51m x 3.40m)

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

En-Suite

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

Bedroom Two

12' 4" x 8' 9" (3.76m x 2.67m)

Double bedroom with built-in wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Three

11' 2" x 9' 3" (3.40m x 2.82m)

Double bedroom with built-in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Four

8' 8" x 9' 2" (2.64m x 2.79m)

Double bedroom with built-in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Five/Office

9' 6" x 6' 7" (2.90m x 2.01m)

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

Bathroom

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

Outside

Rear Garden

Charming and private garden, being mainly laid to lawn and fence enclosed. Comprising planted borders, a patio/seating area and gated side access. Benefitting from two sheds, a Greenhouse and a Summer house.

Parking

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

Garage

10' 7" x 8' 8" (3.23m x 2.64m)

Integral single garage having power, light and an up and over door.

Agent's Note

The property currently has solar panels. We understand from our sellers that the panels are owned by Greenshaw which have been leased for 25 years with approximately 10 years left. After 25 years our sellers have advised the solar panel can be owned outright. Further details available upon request.









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

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA311435



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA311435 - 0005