



Connells

Portia Way
Heathcote Warwick



Property Description

Occupying a highly sought after and convenient location in Warwick Gates with new primary and secondary schools within walking distance, this attractive end terrace home offers a wealth of generous and immaculate accommodation. Lovingly maintained and thoughtfully extended by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, downstairs cloakroom, modern kitchen, extended lounge dining room, study/home office.

To the first floor there are three bedrooms and the family bathroom, with the master benefiting from fitted wardrobes.

Externally the property is approached via the generous driveway, whilst to the rear there is an attractive private landscaped rear garden.

This property is available for sale with no chain.

Approach

The property is set back from the road behind the private driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage. Comprising a vertical radiator and doors to the downstairs W/C, kitchen and lounge/dining room.

Downstairs W/C

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

Lounge

13' 10" x 15' 5" (4.22m x 4.70m)

Spacious, light and airy lounge, comprising a vertical radiator, an archway leading to the dining area and a door to home office.

Dining Area

7' 10" x 12' 2" (2.39m x 3.71m)

Benefitting from ample natural light with a Lantern style roof, ceiling spotlights, a radiator and French doors leading to the rear garden.

Kitchen

10' 1" x 7' 3" (3.07m x 2.21m)

Modern kitchen fitted with a range of white high gloss wall and base units with complementary wood effect work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Having an electric oven and electric hob with cooker hood over, with space for a dishwasher. Comprising a radiator and a double glazed window to front elevation.

Home Office

11' 5" x 8' 4" (3.48m x 2.54m)

Comprising ceiling spotlights, a radiator, a double glazed window to front elevation and a door to the utility room.

Utility Room

4' 5" x 9' (1.35m x 2.74m)

Providing space for a washing machine with ceiling spotlights and a door leading to the garden.

First Floor Landing

The stairs lead from the hallway. There is access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

10' 4" plus alcove x 12' 3" max (3.15m plus alcove x 3.73m max)

Double bedroom benefitting from fitted wardrobes, an airing cupboard over the stair bulkhead, a radiator and two double glazed windows to front elevation.

Bedroom Two

9' 5" max x 6' 11" max (2.87m max x 2.11m max)

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

Bedroom Three

6' 8" plus door recess x 8' 4" (2.03m plus door recess x 2.54m)

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

Bathroom

Fitted with a white three piece suite comprising a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, ceiling spotlights, a fitted towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained private rear garden being mainly laid to lawn with patio area, planted borders and fence enclosed.

Parking

Driveway to the front.

Agent's Note

We have been advised by our vendor that the property has been extended and has had a garage conversion. Connells have not seen the relevant documents for the planning permission and building regulations relating to the extension/conversion, details can be made available upon request. We advise potential buyers should make further enquiries and satisfy themselves in regards to the suitable use to the area of extension/conversion.









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: Awaited

Tenure: Freehold

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