



**Connells**

Woodhead Road  
Warwick



### Property Description

Built in 2021 and located in the sought after area of Heathcote this three story town house offers modern and spacious accommodation throughout. The property briefly comprises, entrance hall, downstairs cloakroom, lounge and open plan kitchen diner. To the first floor are two double bedrooms and the family bathroom while to the second floor is the master suite benefiting from ensuite shower room.

Externally the property boasts a driveway to the side and a lawned rear garden with gated side access.

### Location

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, recently opened 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.

### Approach

The property is set back from the road behind the fore garden with a pathway to the front door and a driveway to the side.

### Entrance Hallway

Welcoming entrance hallway with doors to the downstairs W/C and the lounge.

### Downstairs W/C

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

### Lounge

16' 1" max into bay x 9' 7" max ( 4.90m max into bay x 2.92m max )

Spacious, bay-fronted lounge having an under stairs storage cupboard, two radiators and a door to the inner hallway.

### Inner Hallway

With a door leading into the kitchen dining room, a radiator and stairs rising to the first floor.

### Kitchen/Diner

15' 4" x 10' 5" max ( 4.67m x 3.17m max )

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances to include; an eye-level electric oven, a gas hob with cooker hood over, washer/dryer, dishwasher and a fridge/freezer. Comprising a radiator, a double glazed window to rear elevation and French doors leading to the garden.



## First Floor Landing

Comprising an airing cupboard, doors to bedroom two and bedroom three in addition to the family bathroom.

## Bedroom Two

11' 11" max x 8' 8" ( 3.63m max x 2.64m )

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

## Bedroom Three

13' 7" max x 8' 7" ( 4.14m max x 2.62m )

Double bedroom having 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 mixer taps and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to rear elevation.

## Second Floor

### Master Bedroom

15' 6" max x 21' 11" max into dormer with RHH ( 4.72m max x 6.68m max into dormer with RHH )

Generously sized double bedroom. Having access to the loft, two radiators, a dormer window to the front, two skylights to the rear and on a separate central heating thermostat so the temperature can be independently controlled.

## En-Suite

Fitted with a three piece suite comprising a wash hand basin, double shower and low level W/C. Having partly tiled walls, a shaver point, an extractor fan, fitted towel rail and a skylight to rear elevation.

## Outside

### Rear Garden

Good size garden, being mainly laid to lawn and fence enclosed. Comprising a patio area and gated side access.

## Parking

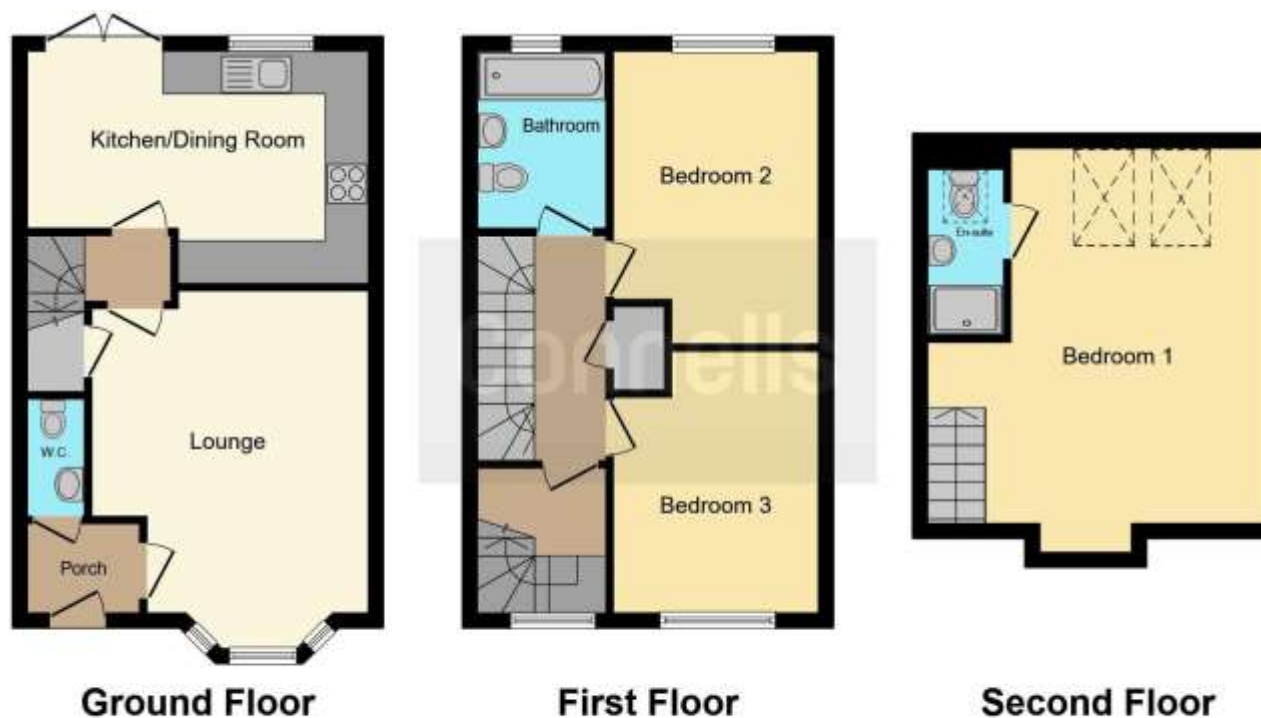
Driveway to the side of the property.











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**EPC Rating: B**

Tenure: Freehold

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