



**Connells**

Pittam Way  
Warwick



## Property Description

Occupying a highly sought after and convenient location in the ever so popular area of Heathcote Park sits this impressive five bedroom, detached family home with driveway and double garage! Built by David Wilson in 2018 this home still benefits from its NHBC warranty and is beautifully maintained and presented throughout. Offering an abundance of living accommodation in addition to bright and airy rooms. This would make a perfect choice for families or anyone looking to upsize. In brief the property comprising; ground floor with a welcoming entrance hallway giving access to the downstairs W/C, study, lounge and the focal point of this home which is the open plan kitchen/dining/family room which benefits from a separate utility room. The first floor incorporates three bedrooms and the family bathroom, the master benefitting from a dressing area and en-suite. On the second floor there are two further bedrooms and a Jack and Jill bathroom. Externally there is a generously sized rear garden being mainly laid to lawn with access to the garage with a driveway to the side providing off road parking for several cars.

## Approach

Via fore-garden with a pathway leading to the front door.

## 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, 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.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard.

Comprising a radiator, a double glazed window to front elevation and doors to the downstairs W/C, lounge, study and open plan kitchen/dining/family room.

## Downstairs W/C

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

## Study

9' 4" x 9' 7" ( 2.84m x 2.92m )

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

## Lounge

16' 5" max x 12' 3" max ( 5.00m max x 3.73m max )

Spacious, light and airy lounge comprising two radiators and two double glazed windows to front elevation.

## Kitchen/Dining/Family Room

14' 2" max x 30' 8" max ( 4.32m max x 9.35m max )

## Kitchen/Dining Area

Modern fitted kitchen, having a range of wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. There are integrated appliances to include; a double electric oven, a 6 ring gas hob with cooker hood over and a fridge/freezer. Benefitting from a central island, ceiling spotlights, a double glazed window to rear elevation, French doors leading to the garden and a door to the utility room.

## Family/Snug Area

Comprising a radiator and French doors leading to the garden.

## Utility Room

6' 10" max x 5' 3" max ( 2.08m max x 1.60m max )

Fitted with wall and base units with complimentary work surfaces over and upstand. There is space for a washing machine and space for a tumble dryer. Comprising a radiator and a door to side elevation.

## First Floor Landing

The stairs lead from the hallway. There is a built-in storage cupboard, a radiator, a double glazed window to front elevation, doors to bedrooms one, two and five as well as the main family bathroom. With stairs rising to the second floor.

## Bedroom One

16' 5" max x 12' 5" max ( 5.00m max x 3.78m max )

Spacious double bedroom having two radiators, two double glazed windows to front elevation, with access to the dressing area.

## Dressing Area

Benefitting from fitted wardrobes with sliding mirrored doors, a radiator, a double glazed window to rear elevation and a door to;

## En-Suite

Fitted with a white four piece suite, comprising a wash hand basin, bath, shower cubicle and low level W/C. Having partly tiled walls, ceiling spotlights, a chrome heated towel rail and a double glazed window to rear elevation.

## Bedroom Two

13' 7" max x 10' 5" max ( 4.14m max x 3.17m max )

Double bedroom benefitting from fitted wardrobes, a radiator and two double glazed windows to rear elevation.

## Bedroom Five

11' 6" max x 11' 5" max ( 3.51m max x 3.48m max )

Double bedroom comprising a radiator and two double glazed windows to front elevation.

## Bathroom

Fitted with a white four piece suite, comprising a wash hand basin, bath, shower cubicle and low level W/C. Having partly tiled walls, ceiling spotlights, a chrome heated towel rail and a double glazed window to rear elevation.

## Second Floor Landing

Having a generous built-in storage cupboard and doors to bedrooms three and four as well as the Jack and Jill bathroom.

## Bedroom Three

18' 2" min x 10' 10" max ( 5.54m min x 3.30m max )

Generous double bedroom comprising two radiators, two velux windows and a double glazed window to front elevation.

## Bedroom Four

20' 8" max x 10' 8" min ( 6.30m max x 3.25m min )

Generous double bedroom having two radiators, fitted wardrobes, two velux windows, a double glazed window to front elevation and a door to;

## Jack & Jill Bathroom

Fitted with a white four piece suite, comprising a wash hand basin, bath, shower cubicle and low level W/C. Having partly tiled walls, ceiling spotlights, a chrome heated towel rail and a velux window.

## Rear Garden

Well-maintained, generously sized rear garden, being mainly laid to lawn and fence enclosed. Comprising two patio areas and a door to the garage

## Parking

Driveway to the side of the property providing off road parking for several cars.

## Garage

There is a double garage which can be accessed via the garden as well as from the front of the property. Connells advise an internal inspection of the garage is yet to be carried out. Please contact branch for further info.









**Ground Floor**



**First Floor**



**Second Floor**



**Garage**



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](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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