



Connells

Peabody Way
Warwick

Peabody Way
Warwick CV34 7BE

for sale offers over
£400,000



Property Description

Occupying a highly sought after and convenient location in the ever popular development of Lower Heathcote, this attractive semi-detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, downstairs cloakroom and open plan kitchen living dining room.

To the first floor there are two double bedrooms, the study area and the family bathroom. To the second floor is the master suite with walking dressing area and ensuite shower room.

Externally the property benefits from a driveway, fitted EV charge point, garage and private lawned rear garden.

Approach

The property is set back from the road behind the fore garden with pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator and doors to the cloakroom and kitchen living dining room.

Downstairs Cloakroom

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

Lounge/Diner

15' x 15' 4" max (4.57m x 4.67m max)

Spacious, light and airy lounge/diner having a radiator and French doors leading to the garden.

Kitchen Area

11' 4" x 7' 6" (3.45m x 2.29m)

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a one and a half bowl, stainless steel, sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a washing machine, dishwasher and fridge/freezer. Housing the central heating boiler and comprising a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard housing the hot water tank and doors to two bedrooms and the family bathroom.. With stairs rising to the second floor.

Study Area

8' 1" max x 6' 4" (2.46m max x 1.93m)

Useful study area comprising a double glazed window to front elevation.

Bedroom Two

10' 10" to wardrobe x 8' 4" (3.30m to wardrobe x 2.54m)

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

Bedroom Three

12' x 8' 4" (3.66m x 2.54m)

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

Bathroom

Modern three piece suite, fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring, a radiator and a double glazed window to rear elevation.

Second Floor

Master Bedroom

16' 10" max into bay x 11' 5" (5.13m max into bay x 3.48m)

Generously sized double bedroom comprising a double glazed window to front elevation.

With access to a walk-in wardrobe and ensuite.

Dressing Room

7' 2" x 6' (2.18m x 1.83m)

Comprising skylight to the rear elevation and radiator.

En-Suite

Modern three piece suite, fitted with a wash hand basin, a shower cubicle and a low level W/C. Having partly tiled walls, tiled flooring, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully landscaped private garden, being mainly laid to lawn and fence enclosed. Comprising a patio area.

Parking

Driveway providing off road parking for two cars in tandem. With an EV charging point.

Garage

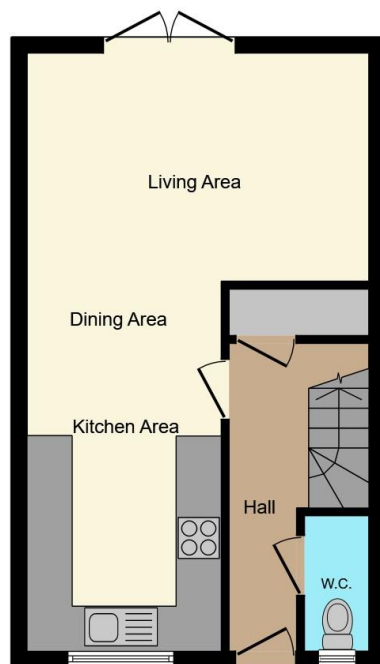
20' 8" x 10' 7" (6.30m x 3.23m)

Having power, light and an up and over door.

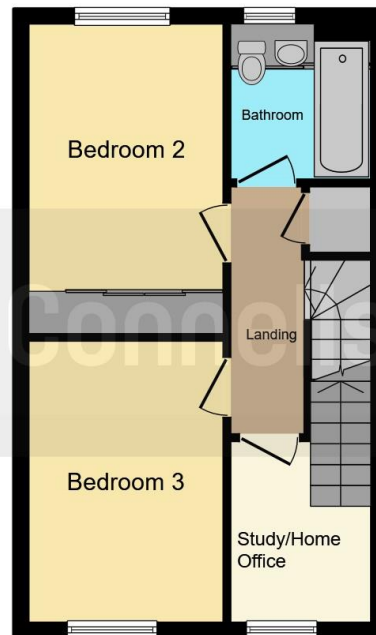








Ground Floor



First Floor



Second Floor

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 Council Tax
 Band: E

Tenure: Freehold

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