



Taylor Way
Warwick CV34 7BJ

for sale offers over
£430,000



Property Description

Nestled within the highly sought-after Lower Heathcote area, this beautifully presented three-bedroom detached home offers modern living in a prime location.

To the side of the property sits a private driveway, while a charming pathway leads to the front entrance. Stepping inside, you are welcomed by a bright entrance hallway featuring a convenient downstairs toilet, stairs rising to the first floor, and doors into both the lounge and the spacious kitchen-diner.

The contemporary kitchen boasts fitted appliances and opens seamlessly into the lounge, creating a sociable and open-plan feel. Patio doors from the kitchen-diner lead out onto the rear garden, allowing natural light to flow through and offering an effortless indoor-outdoor lifestyle.

To the first floor are three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a stylish en-suite, while the additional two bedrooms are served by a modern family bathroom.

Outside, the property enjoys a well-maintained rear garden-perfect for relaxing or entertaining. From here, you can access the garage, which has been thoughtfully converted into an additional versatile room and enhanced with bi-fold doors, ideal as a home office, studio, or snug.

This wonderful home offers comfort, flexibility

and style throughout, all set within one of Lower Heathcote's most desirable locations. Perfect for families and professionals alike.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard and a radiator.

Downstairs Cloakroom

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

Lounge

16' 4" x 11' 11" (4.98m x 3.63m)

Spacious, bay-fronted lounge consisting of a radiator and a television point and doors opening into the kitchen diner.

Kitchen/Diner

18' 4" x 9' 6" (5.59m x 2.90m)

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a dishwasher, washing machine and fridge/freezer. Comprising tiled flooring, a radiator, ceiling spotlights and a double glazed window to rear elevation.

First Floor

Landing

The stairs lead from the hallway. There is a built-in cupboard, access to the loft via a hatch and doors to all bedrooms and the family bathroom.

Bedroom One

14' 9" max x 10' 7" max (4.50m max x 3.23m max)

Double bedroom having a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail and a double glazed window to front elevation.

Bedroom Two

8' 9" x 11' 4" (2.67m x 3.45m)

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

Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m)

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

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, tiled flooring and a heated towel rail.

Outside

Rear Garden

Beautifully landscaped garden being mainly laid to astro turf and fence and wall enclosed, with a patio/seating area.

Parking

Driveway providing off road parking for two cars and an EV charging point.

Garden Room

17' x 8' 3" (5.18m x 2.51m)

Having power and light, laminate flooring and Bi-fold doors leading to the garden.









Total floor area 102.2 m² (1,100 sq.ft.) approx

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.propertybox.io

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 Band: E

Tenure: Freehold

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