



**25 Touchstone Road**

Warwick **CV34 6EE**

Offers Over £625,000



# 25 Touchstone Road

## Heathcote

This spacious and stunning detached family home is located in this quiet, discrete and private location at the end of a private road set well back from the main run adding to its uniqueness. Established and well presented throughout and more importantly being offered with no onward chain, this property offers the perfect solution for families wanting to move into the area to benefit from the local schools and amenities. Upon arrival you can see the double garage and parking and nestled to the side you see the house. The welcoming entrance gives way to a large living room, a spacious and well equipped dining kitchen, a separate utility room, home office and cloaks. The first floor landing is open and airy and gives way to the four bedrooms and two bathrooms; three with fitted wardrobes and the master having an ensuite. The rear garden is of a great size and not overlooked due to the positioning of this home.

### LOCATION

Touchstone Road forms part of a supremely convenient location, well placed for access to the centres of both Leamington Spa and Warwick. Local facilities include the Shires Retail Park where large Sainsbury's and Aldi supermarkets can be found, there also being excellent local road links available including those to the Midland motorway network. Regular commuter rail services operate from both Leamington Spa and Warwick.

### ON THE GROUND FLOOR

#### Entrance Hallway

4.35m x 2.09m (14'3" x 6'10")

This welcoming and spacious entrance offers stairs to the first floor, laminate flooring and doors leading off to all rooms on the ground floor.

#### Living Room

4.56m x 4.21m (14'11" x 13'9")

Located to the front of the property, this well proportioned living room offers a quiet retreat for those evenings together with enough room for the children to play also. Neutrally decorated and continued laminate flooring leading from the entrance.

#### Dining Kitchen

8.20m x 3.30m (26'10" x 10'9")

This great sized dining kitchen offers the perfect sociable kitchen space with an array of gloss white cabinetry with

complementary work tops and tiled splash backs and divides the dining space with a large breakfast bar. Integrated appliances include a double oven, gas hob and extractor hood and dishwasher with space for a large stand up fridge freezer. The other side is a spacious dining space with double doors leading out to the large gardens. The flooring is finished with a vinyl and an internal door leads to the separate utility room.

#### Utility Room

1.59m x 1.27m (5'2" x 4'1")

With further storage on offer and plumbing for both the washing machine and tumble dryer. The boiler is located in this room.

#### Home Office

2.12m x 2.09m (6'11" x 6'10")

This handy home office positioned off the entrance with views out to the front of the property. It is currently used as a children's playroom.

#### WC / Cloakroom

1.63m x 1.23m (5'4" x 4'0")

Offering a modern white suite with wc and wash hand basin, continued laminate flooring and tiled splash backs.

### ON THE FIRST FLOOR

#### Landing

4.53m x 2.06m (14'10" x 6'9")

Open and airy with loft access point and doors off to all rooms.

#### Bedroom One

4.62m x 3.55m (15'1" x 11'7")

A fantastic sized double bedroom with neutral decor and recently laid carpets and access to the ensuite bathroom. There are also a vast array of fitted wardrobes offering lots of hanging and storage.

#### Ensuite

2.33m x 1.52m (7'7" x 4'11")

With a modern suite including a bath with shower over, wash hand basin and low level flush wc. The flooring is laid with a tile effect vinyl and the walls have tiles to the splash back areas.

#### Bedroom Two

3.39m x 3.09m (11'1" x 10'1")

Located to the rear with views over the gardens, this well proportioned double bedroom has a set of mirrored fitted wardrobes, recently laid carpets and neutral decor.

#### Bedroom Three

3.18m x 2.88m (10'5" x 9'5")

A further good sized double bedroom with views over the rear garden and fitted storage and benefiting with recently laid carpets.

#### Bedroom Four

2.27m x 2.10m (7'5" x 6'10")

Located to the front and currently used as a play room but would make an ideal nursery, home office or single bedroom.

### Features

Detached Family Home

No Onward Chain

Secluded and Private Driveway

Two Reception Rooms

Four Bedrooms

Double Garage & Driveway

Large Rear Garden

Well Presented Throughout

Master Ensuite

Substantial Corner Plot



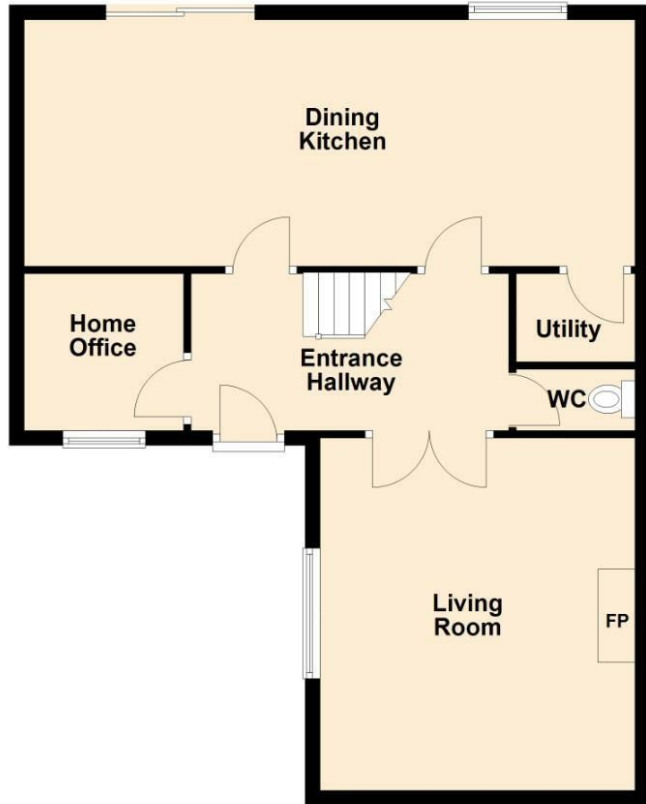




## Floorplan

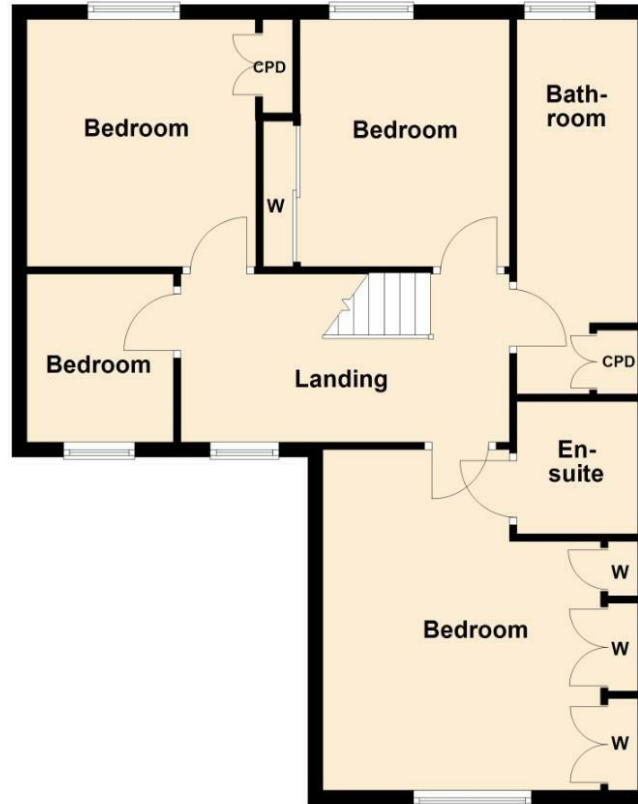
### Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



### First Floor

Approx. 66.3 sq. metres (713.6 sq. feet)



Total area: approx. 132.0 sq. metres (1420.4 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band F - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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