



r Taylor Way

Warwick **CV34 7BJ**

Offers Over £430,000

I Taylor Way

A well presented detached modern family home, which we believe is a bright and spacious home in a popular development just a few miles from both Warwick and Royal Leamington Spa town centres. In brief, the property comprises pretty front garden, entrance hallway, spacious living room, downstairs WC, open plan modern kitchen diner with built in appliances, master bedroom with en suite, two further double bedrooms and family bathroom. The property benefits from driveway parking as well as a single garage which has been converted to the side of the property and a lovely rear garden.

Viewing is highly recommended to fully appreciate this modern home.

LOCATION

Heathcote Park offers an excellent range of local amenities right on your doorstep. On-site facilities include Heathcote Primary School, Little Pioneers Day Nursery, and a Co-op incorporating Deli & Co with an outdoor seating area. You'll also find Harbury Catch Fish and Chip Shop with alfresco dining, the dog-friendly Bewitched Coffee Shop, a dentist and skincare clinic, and a pharmacy—all within the development.

For commuters and local travel, several bus stops are located throughout the area, with services running approximately every 20 minutes. The development sits on the border of Leamington Spa and Warwick, offering easy access to both towns, while the M40 motorway is just a few minutes' drive away.

APPROACH

The property is accessed via a pretty front garden to the canopy porch and front door and benefits from a good size side driveway offering parking for two vehicles.

WELCOMING HALLWAY

With stairs rising to the first floor, lovely

tilled flooring through to the kitchen, downstairs storage cupboard and door to:-

DOWNSTAIRS WC

1.69m x 0.91m (5'6" x 2'11")

Fitted with a white suite comprising low level WC, wash hand basin, tiling to floor and a double glazed frosted window to front elevation.

LIVING ROOM

5.00m x 3.38m (16'4" x 11'1")

A well proportioned and bright living room with bay window to the front elevation. Doors opening into:-

MODERN KITCHEN DINER

5.59m x 2.92m (18'4" x 9'6")

With views over the rear garden, this spacious open plan kitchen diner is perfect for family entertaining as well as a well proportioned cooking area. Fitted with modern base and wall mounted units, one and a half bowl sink and drainer, integrated Indesit washing machine, Indesit dishwasher, Hotpoint electric oven and gas hob with tiling to splashbacks and extractor over, integrated fridge freezer, window to rear elevation and French doors leading out to the rear garden. The kitchen also houses the Potterton boiler.

LANDING

With useful linen store and loft access.

MASTER BEDROOM

4.53m x 3.27m (14'10" x 10'8")

Being 'L' shaped having window to front elevation, fitted mirrored wardrobes and door to:-

EN SUITE

2.21m x 1.54m (7'3" x 5'0")

Fitted with a contemporary white suite comprising low flush WC, wash hand basin, shower cubicle with sliding door, window to front elevation, inset ceiling lighting, tiling to floor and splashback areas, full height tiling in the shower area, extractor fan.

BEDROOM TWO

3.46m x 2.71m (11'4" x 8'10")

This second double bedroom is to the rear of the property so has views of the rear garden.

BEDROOM THREE

2.95m x 2.06m (9'8" x 6'9")

A well proportioned double bedroom with window to the rear elevation.

FAMILY BATHROOM

2.09m x 1.94m (6'10" x 6'4")

Fitted with a modern white suite

Features

FABULOUS MODERN FAMILY HOME WITH THREE BEDROOMS

SPACIOUS LIVING ROOM

OPEN PLAN KITCHEN DINER

DOWNSTAIRS WC

KITCHEN WITH BUILT IN APPLIANCES

REAR GARDEN

WELL PRESENTED THROUGHOUT

DRIVEWAY PARKING

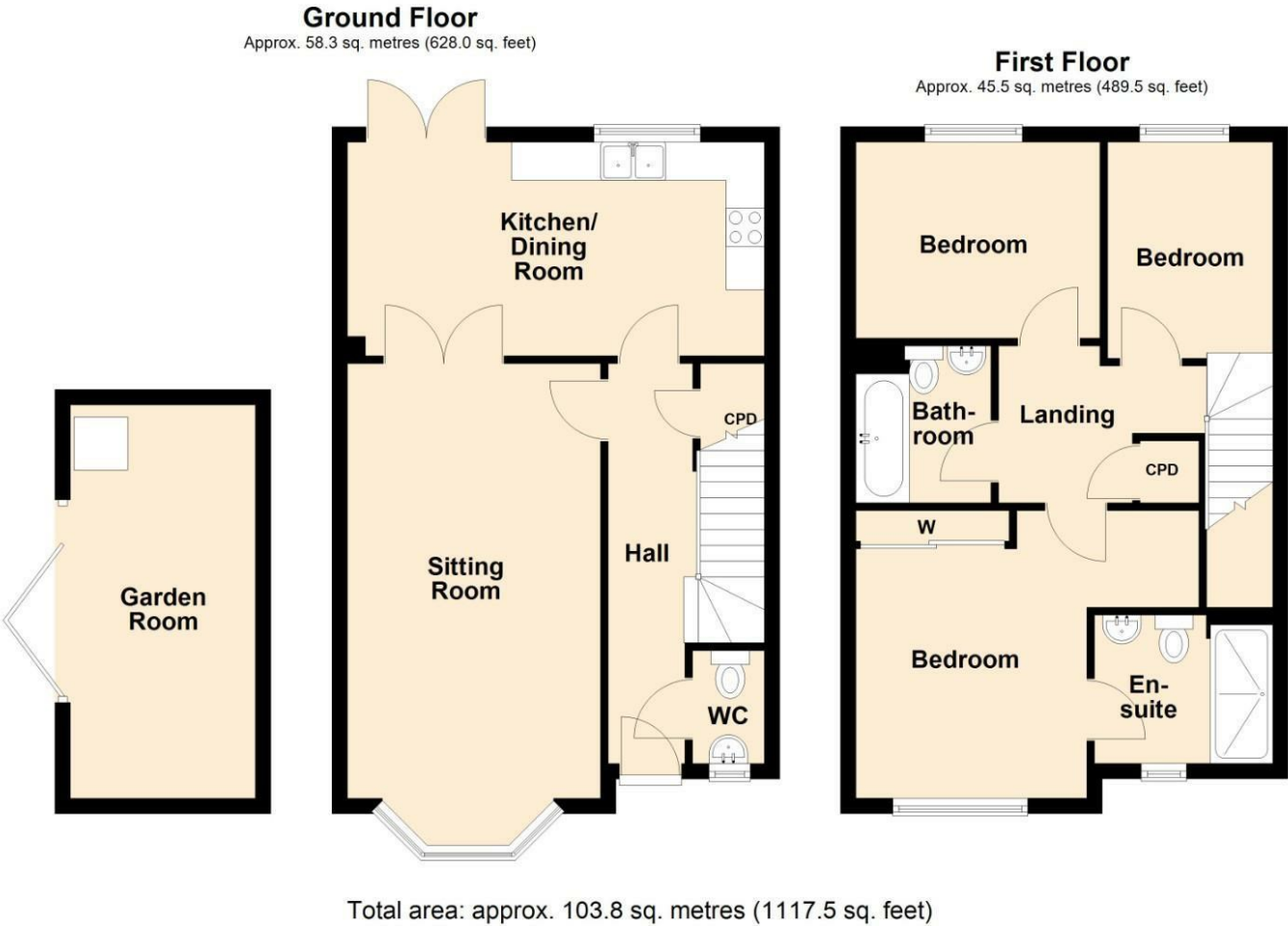
GAS CENTRAL HEATING

SINGLE GARAGE WHICH HAS BEEN CONVERTED





Floorplan



General Information

Tenure
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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