







An excellent opportunity to acquire a particularly well presented modern executive detached family residence of attractive style, providing spacious well appointed three bedroom and two bathroom accommodation on a pleasant corner plot, including a garage and additional parking, in this highly favoured recently constructed development. No Chain.

#### [Honeysuckle Lane](#)

Is located just off Europa Way and forms part of the recently constructed highly successful development by Miller Homes approximately 3 years ago. The location being ideally sited with access to both Warwick and

Leamington Spa town centres with an excellent range of local facilities and amenities including the nearby retail park, schools for all grades and a number of recreational facilities. This particular location is ideal for access to the motorway network and only a 15 minute walk to the train station.

ehB Residential are pleased to offer 1 Honeysuckle Lane which is an opportunity to acquire a particularly well maintained modern executive detached family residence of attractive style, providing spacious well appointed three bedroom and two bathroom accommodation which also

features a impressively fitted living kitchen, a good sized through lounge and occupies a pleasant corner position, including garage and additional parking. The property also features a very generous first floor landing suitable as a home work facility.

The property is offered to an exceptional standard of presentation throughout and the agents consider internal inspection to be highly recommended.

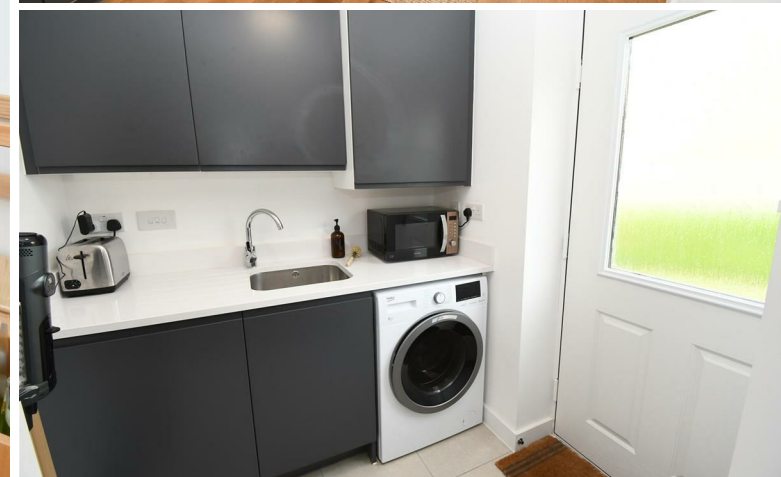
In detail the accommodation comprises:-

#### [Canopy Porch](#)

Leads to...







#### Entrance Hall

With composite glazed panel entrance door, oak flooring, staircase off with balustrade, understairs cupboard.

#### Cloakroom/WC

With pedestal basin, mixer tap, tiled splash back, low flush WC, extractor fan, radiator, oak flooring.

#### Through Lounge

19'6" x 9'9" (5.94m x 2.97m)

With oak flooring, two radiators, windows to three aspects including twin French doors to rear garden, TV point.

#### Comprehensively Fitted Living Kitchen

19'6" x 9'6" (5.94m x 2.90m)

With oak flooring, windows to two aspects, with extensive range of attractive base cupboard and drawer units with quartz work surfaces and returns, inset single drainer one and a half bowl stainless steel sink unit and mixer tap, built-in dishwasher, fridge freezer, four ring induction hob with stainless steel splashback, extractor hood over, flanked by a range of high level cupboards, built-in oven, downlighters, two radiators, feature sliding glazed panel door to Reception Hall.

#### Utility Room

5'10" x 6'6" (1.78m x 1.98m)

With tiled flooring, base cupboard and drawer units, quartz work surfaces and returns, with stainless steel sink unit, mixer tap, high level cupboards, radiator, tiled floor, plumbing for automatic washing machine, part glazed panel rear door.

#### Stairs and spacious Landing

12' x 7'6" (3.66m x 2.29m )

Ideal for use as a home work facility with balustrade, radiator, access to roof space.





#### Bedroom

11'9" x 9'10" (3.58m x 3.00m)

With radiator.

#### Shower Room/WC En-Suite

7'32 x 6'6" (2.13m x 1.98m)

With tiled floor and composite shower cubicle, integrated shower unit, sliding shower screen, pedestal basin, mixer tap, low flush WC, radiator, downlighter, extractor fan.

#### Bedroom

11'4" x 8'8" min 12'9" max (3.45m x 2.64m min 3.89m max)

With radiator.

#### Bedroom

9'6" x 9'8" (2.90m x 2.95m)

With radiator.

#### Family Bathroom/WC

7'3" x 6'3" (2.21m x 1.91m)

With white suite comprising panel bath, pedestal basin, low flush WC with mixer taps, tiled floor, tiled splash backs in shower area, with integrated shower unit with screen, radiator, downlighters, extractor fan.

#### Outside

The property occupies a pleasant corner position. To the front of the property is a shallow garden bounded by



beech hedge. To the rear of the property comprises; pedestrian access to a paved patio, walled bin area with shaped lawn, established flower borders, close boarded fencing.

#### Parking

Tarmac drive providing ample off road car parking for three cars.

#### Detached Brick Built Garage

19' x 10' (5.79m x 3.05m)

With up-and-over-door, electric, light, power point, storage facility within the eaves.





#### Broadband Availability

Standard/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we

have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

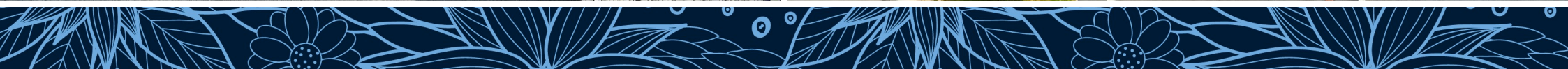
Council Tax Band E.

#### Location

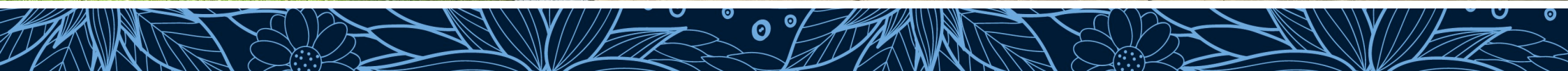
1 Honeysuckle Lane  
Warwick  
CV34 8AE













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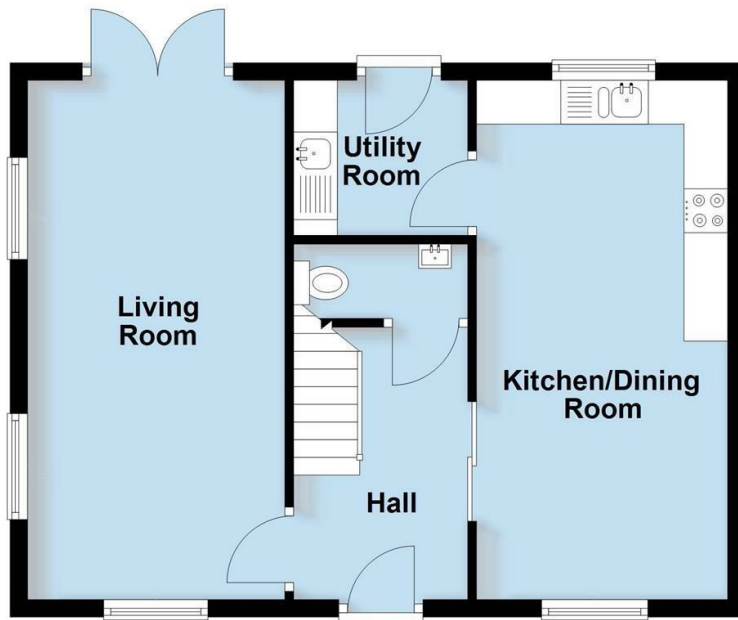
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

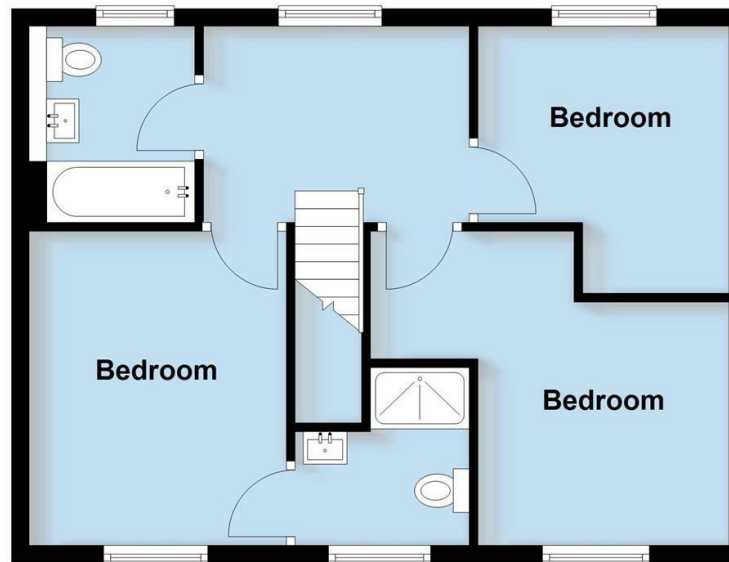
## Ground Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



## First Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



Total area: approx. 94.9 sq. metres (1021.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact