



HARPER CLOSE, POETS MEADOW

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SALES & LETTINGS





A spacious four-bedroom detached home built by the Premier Builders David Wilson to 'The Holden' design in 2017 on the Poets Meadow development just off Harbury Lane in Warwick. The stylish home comprises an entrance hall, living room, study, family kitchen diner, utility, guest WC, four spacious bedrooms, three bathrooms, rear garden, garage and off-road parking. The property is offered no onward chain and is well located for local schools. Three years remaining NHBC left.



It's in the details...

Entrance Hall

The modern compass entrance door leads into the very spacious hallway with timber effect luxury vinyl tile flooring, a radiator, stairs lead to the first floor there are doors through to the living room, study, guest WC and glazed door through to the kitchen diner.

Guest WC

Continuation of the timber effect luxury vinyl flooring, there is a toilet, pedestal hand wash basin chrome tap, tiled splash-back, a radiator, uPVC double glazed window and door to a good size under stairs storage cupboard.



Study

A very useful study at the front of the house, which has a uPVC double glazed window and a radiator.

Living Room

The living room has a uPVC double glazed bay window to the front, two light points and two radiators.

Kitchen Diner

Continuation of the timber effect luxury vinyl flooring, a white gloss fitted kitchen with chrome handles which has a fitted fridge freezer, a double AEG oven, grey quartz worktops, a six-ring stainless steel gas hob, quartz splash-back and large stainless steel extractor over. There is a one-a-half bowl stainless steel dropped sink, with an engraved drainer and surface-mounted mixer tap. There is a fitted dishwasher, under-counter lighting, a uPVC double glazed window to the garden. The dining area has a uPVC double glazed rear bay with French doors to the garden. This area lends itself to a huge table or potentially even other furniture. There is a door through to the utility.

Utility

Continuation of the timber effect Luxury vinyl flooring, the units match the kitchen - white with chrome handles. There is a cupboard housing the Logic wall-mounted boiler (the heating & hot water system is a condensing boiler with mains pressure hot water cylinder with separate two-zone control (for ground and first floors)). There is an integral washing machine, space for a dryer, quartz worktops, a stainless steel sink, a mixer tap and a drainer. There is a radiator, extractor and a double glazed composite door to the garden.



Landing

A spacious gallery landing with a painted balustrade with oak handrails. Loft hatch, a cupboard with a large hot water tank. There is a uPVC double glazed window, a radiator and doors to the four bedrooms and family bathroom.

Bedroom One

Spacious double bedroom with two sets of three-door fitted wardrobes, a uPVC double glazed window to the front elevation, radiator and door through to the en-suite.

En-Suite

Stylish en-suite with a large glass door shower enclosure, which has thermostatic mains shower, a toilet, a pedestal hand wash basin with chrome mixer tap, a white towel radiator, down-lights, an extractor, an electric shaver point and a uPVC double glazed window. There is tiling to the water-sensitive areas.



Bedroom Two

Double bedroom with an alcove perfect for wardrobes. There are two uPVC double glazed windows overlooking the rear garden. Radiator.

Bedroom Three

A double bedroom with two uPVC double glazed windows to the front elevation and there is a radiator.

Bedroom Four

A good sized single bedroom with a recess perfect for wardrobes, a radiator and a uPVC double glazed window overlooking the rear garden.

Bathroom

A stylish four piece bathroom which comprises of a bath with a central mixer tap, a glass door walk-in



shower enclosure with a mains thermostatic shower. There is a pedestal hand wash basin with chrome mixer tap, a toilet, a white towel radiator, down-lights, an extractor and a uPVC double glazed window. There is tiling to the water-sensitive areas.

Rear Garden

With a sunny south-east facing garden laid predominately to lawn, there is an area of patio and well-stocked bedding borders. The garden is enclosed with timber fencing and has a gate to the driveway. There is an outside tap.

Garage

With up-and-over door. Power & lighting

Drive

Parking 2-3 cars in tandem.

Location

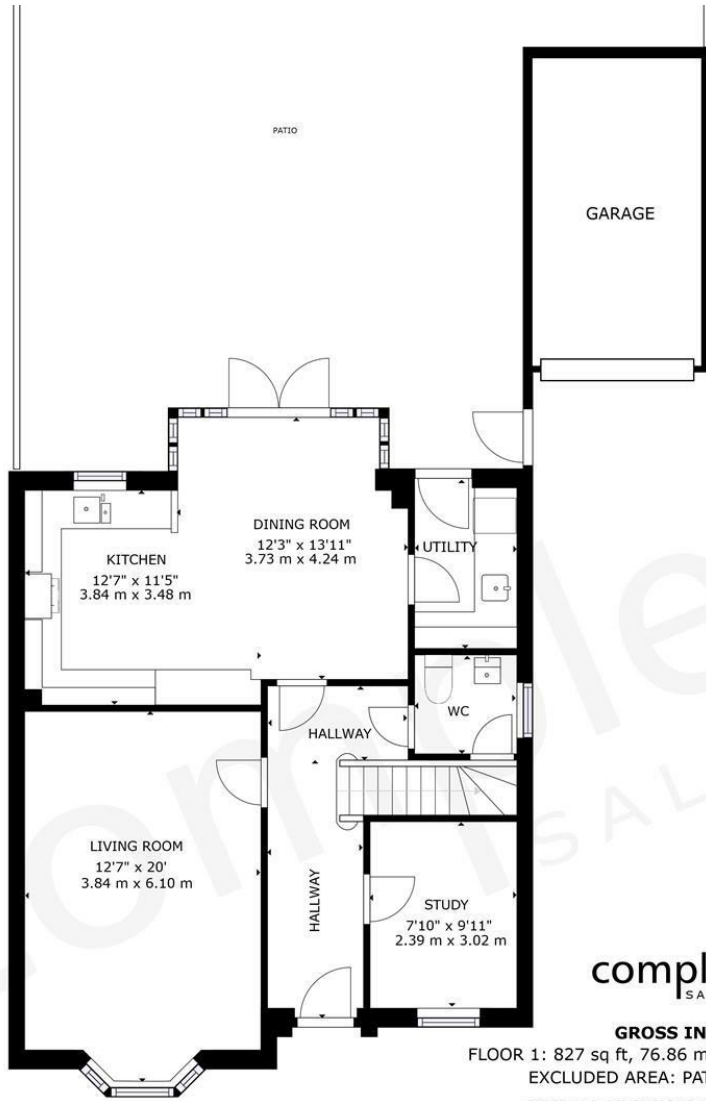
Harper Close is part of the Poets Meadow development, built by the premium home builders David Wilson Homes in 2017, situated South of Leamington Spa, East of Warwick, both of these popular towns are full of parks, listed & Historic buildings, beautiful architecture and have an abundance of bars, restaurants, cafés and great independent shops as well as large chains- there is always some events and family occasions to attend. Leamington has previously been voted the best place to live in the Midlands and one of the happiest places to be in the UK. Heathcote has an area within a short walk of this home with newly constructed shops.

Lovely country walks can be found close by with Tachbrook Country Park right on your doorstep and there is also a Nuffield Heath fitness & well-being centre within walking distance of the property.

The local transport links are second to none with the M40 just over a mile away and mainline trains available from Warwick, Warwick Parkway and Leamington Spa - from here you can reach central London in just over an hour. Birmingham International Airport in 25 mins and Birmingham City Centre in 30 mins.

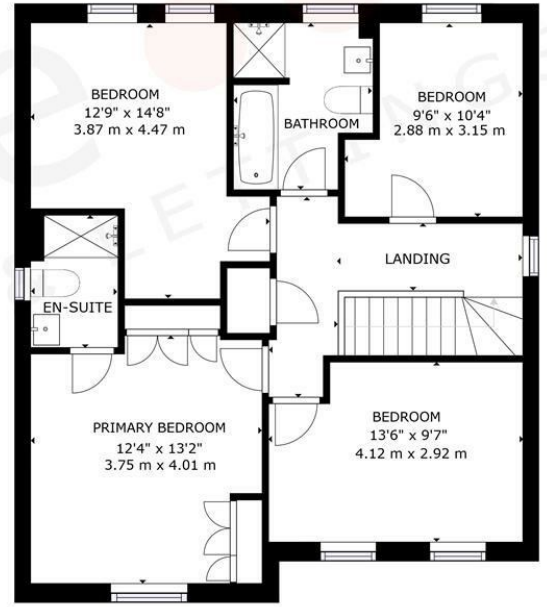
Warwick and Leamington offer exceptional schooling both independent and state-run primary and





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GROSS INTERNAL AREA
FLOOR 1: 827 sq ft, 76.86 m², FLOOR 2: 791 sq ft, 73.47 m²
EXCLUDED AREA: PATIO: 1618 sq ft, 150.33 m²+GARAGE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

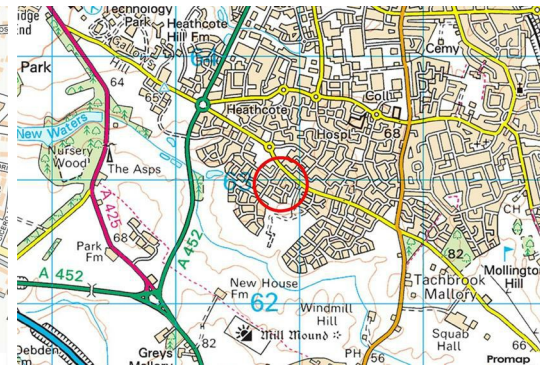


secondary. There is Heathcote Primary School just a short walk from this wonderful family home as well as two nurseries and a local community centre. There is also a new secondary school being built in Bishops Tachbrook.



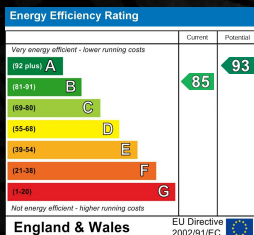


- David Wilson 'Holden' Design
- Four Spacious Bedrooms
- Family Kitchen Diner
- Three Bathrooms
- Popular Warwick Location
- Built 2017- 3 Years NHBC Left
- Lounge & Study
- Utility & Guest WC
- Singel Garage & Parking
- No Chain & 1618 Sqft



HARPER CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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