



VICKERS WAY,

complete ●●●  
SALES & LETTINGS









An immaculately presented, modern semi-detached family home, arranged over 3 floors. The property is entered from the front into an entrance hall, this passes a study and a guest WC, then leads to the open plan kitchen, dining & sitting room at the rear. This contains an attractively fitted hi-gloss kitchen and a bay window, containing French doors, which allow a view and access to the rear garden. The first floor houses a living room and the master suite, with fitted wardrobes and an en-suite shower room. The top floor houses the family bathroom and 2 further bedrooms, both of which could accept a double bed. Outside there is a fore garden, a driveway allows ample off-street parking, then leads to the garage, whilst there is an enclosed, southerly facing rear garden. The property is offered with no onward chain.

To see the Virtual Tour & Unique 'Dolls House' 3D Model – <https://my.matterport.com/show/?m=u2oG92F3CAA>  
[my.matterport.com/show/?m=u2oG92F3CAA](https://my.matterport.com/show/?m=u2oG92F3CAA)

Its in the detail...

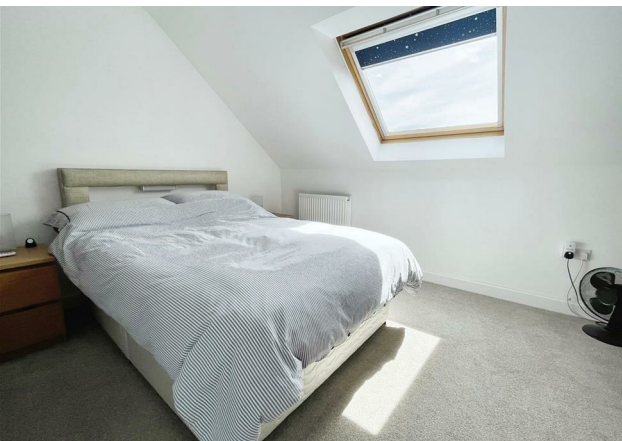
#### Entrance Hall

Entered via a panelled composite door, with a high-level double-glazed window above. Internal panel doors radiate to the office, to the guest toilet and to the open plan kitchen, dining & living room, whilst double doors open from a storage cupboard. Stairs rise to the first floor, while there are two ceiling light points and a panel radiator. The storage cupboard contains a boiler for the gas central heating, the electric fuse board, while there is space for the hanging of coats and the storage of shoes.



#### Open Plan Kitchen, Dining & Living Room

A modern open plan space, with a double-glazed bay window, containing French doors to the rear aspect, allowing a view and access to the rear garden, while a door opens from an understairs storage cupboard. The kitchen area has been attractively fitted with a range of base and eye-level cabinets, finished in hi-gloss. There is a contrasting timber effect worktop, with matching up-stands and a glass splash-back, adjoining the inset 4 burner gas hob, whilst there is also an inset one & half bowl stainless steel sink and drainer. There is an, integrated and concealed, dishwasher and fridge-freezer, a wall mounted extractor hood and a fitted double oven and grill, both being finished in stainless steel. There is under-pelmet lighting and a ceiling mounted light point. The dining & sitting area contains two pendant ceiling light points and a panel radiator.



#### Office

With a double-glazed window to the front aspect, a ceiling light point and a panel radiator.

#### Guest WC

Fitted with a two-piece white suite, which comprises of a push button operated low-level flush WC and a pedestal hand wash basin. There is a ceiling light point, a ceiling mounted extractor, tiled splashbacks and a panel radiator.



#### First Floor Landing

Panel doors radiate to the master bedroom suite and to living room, while stairs lead to the second-floor landing. There is a ceiling light point and a panel radiator.

#### Living Room

Being a well-proportioned, 'L' shaped room. There are two double-glazed windows to the front aspect, a ceiling light point and a panel radiator.

#### Master Bedroom

With a door to the en-suite shower room and two double-glazed windows to the rear aspect, over-looking the rear garden. There is a range of fitted wardrobes, containing hanging space, shelving drawers and a linen basket. There is a ceiling light point and a panel radiator.

#### En-Suite

With a partially obscured double-glazed window to the side aspect, whilst being fitted with a three-piece white suite. This comprises of a push-button operated low-level flush WC, a pedestal hand wash basin and a double with shower enclosure, with sliding door. There are tiled splashbacks, a ceiling light point, a wall mounted extractor, an electric shaver point and a panel radiator.



#### Second Floor Landing

Panel doors radiate to two bedrooms and to the family bathroom. There is an access hatch to the loft, a ceiling light point and a panel radiator.





#### Bedroom Two

Being a double room, with a Velux window to the rear aspect and a door to a cupboard, which houses the pressurised hot water system and a slatted shelf. There a ceiling light point and a panel radiator.

#### Bedroom Three

Being a double room, with a double-glazed mini bay window and a Velux window, both to the front aspect and a door to a storage cupboard, positioned above the stairs. There is a ceiling light point and a panel radiator.

#### Bathroom

With a partially obscured double-glazed window to side aspect, whilst being fitted with a three-piece white suite. This comprises of a push-button operated low-level flush WC, a pedestal hand wash basin and a bath, with a shower and glazed screen over. There are tiled splashbacks, a ceiling light point, a ceiling mounted extractor and a panel radiator.

#### Fore Garden & Driveway

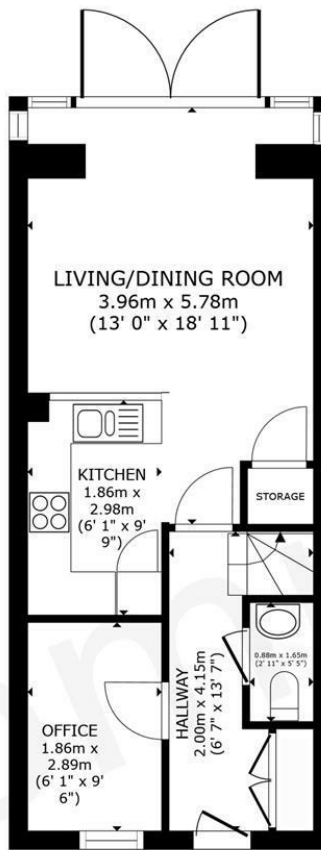
The property is setback behind a grass verge and wide footpath. In front of the house there is a lawned fore garden, which is enclosed within a hedge and with a metal railing on the front bounda-ry. A footpath passes through the garden, leading to the storm porch and front door. A driveway runs down the left-hand side of the property, this allows ample off-street parking and leads to the front of the garage.

#### Garage

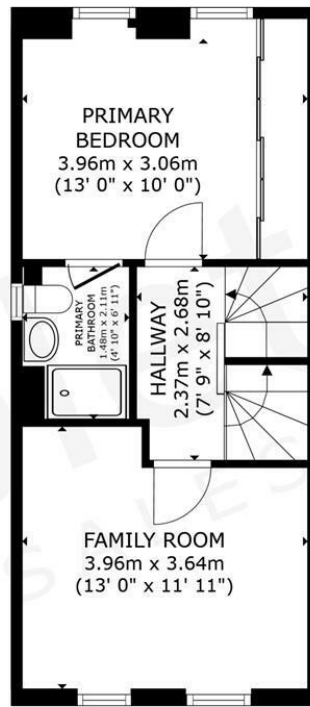
The garage is brick built, with a tiled roof and is detached from the main home. It has an up-and-over door to the front aspect, it contains both power and lighting, whilst there is the potential for eaves storage.







FLOOR 1



FLOOR 2



FLOOR 3

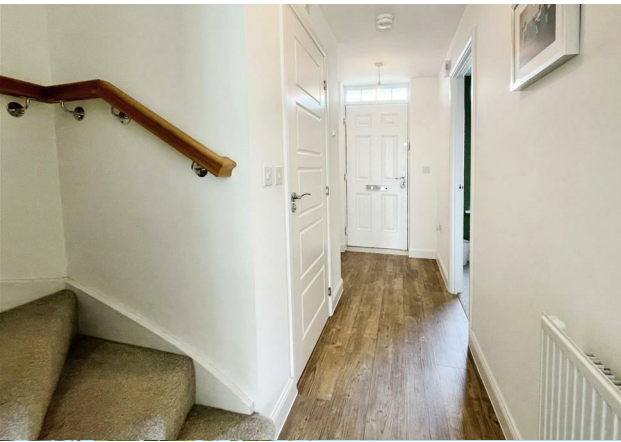
**GROSS INTERNAL AREA**  
FLOOR 1 39.7 m<sup>2</sup> (428 sq.ft.) FLOOR 2 37.0 m<sup>2</sup> (398 sq.ft.) FLOOR 3 30.8 m<sup>2</sup> (332 sq.ft.)  
TOTAL : 107.6 m<sup>2</sup> (1,158 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Rear Garden**

The rear garden is enclosed and southerly facing. There is a patio area adjoining the rear of the house, which links the French door from the open plan kitchen, dining & living room to the gated side access. The garden is mainly laid to lawn, with herbaceous borders, whilst behind the garage there is an area suitable for positioning a greenhouse. There is an outside tap on the rear wall of the house.



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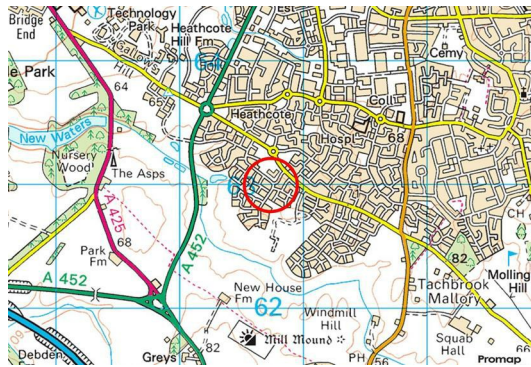
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- Semi Detached Family Home
- Open Plan Kitchen, Dining & Living Room
- First Floor Living Room
- Family Bathroom
- Fore & Rear Gardens
- Arranged Over Three Floors
- Office & Downstairs WC
- Master Bedroom & Ensuite
- Two Further Double Bedrooms
- Driveway & Garage



## VICKERS WAY, WARWICK

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

Energy Efficiency Rating	
Current	Potential
84	94
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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