



Vickers Way, Poets Meadow  
Offers Over £390,000

complete   
ESTATE AGENTS

# Vickers Way, Poets Meadow, Warwick

An immaculately presented, modern semi-detached family home, arranged over 3 floors built by Barratts Homes in the popular Poets Meadow development in Lower Heathcote in 2017. 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, south west facing rear garden. Remainder NHBC.

## It's in the details...

### 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 sec-ond-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. 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 is 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

In front of the house there is a lawned fore garden, which is enclosed within metal railing on the front boundary. A footpath passes through the garden, leading to the storm porch and front door. A driveway runs down the right-hand side of the property, this allows ample off-street parking and leads to the front of the garage. There is an EV charging point.

#### 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.

#### Rear Garden

The rear garden is enclosed and south west facing. There is an extended 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, retained by sleepers, whilst behind the garage there is further lawn. There is an outside tap on the rear wall of the house. Gate through to the drive.

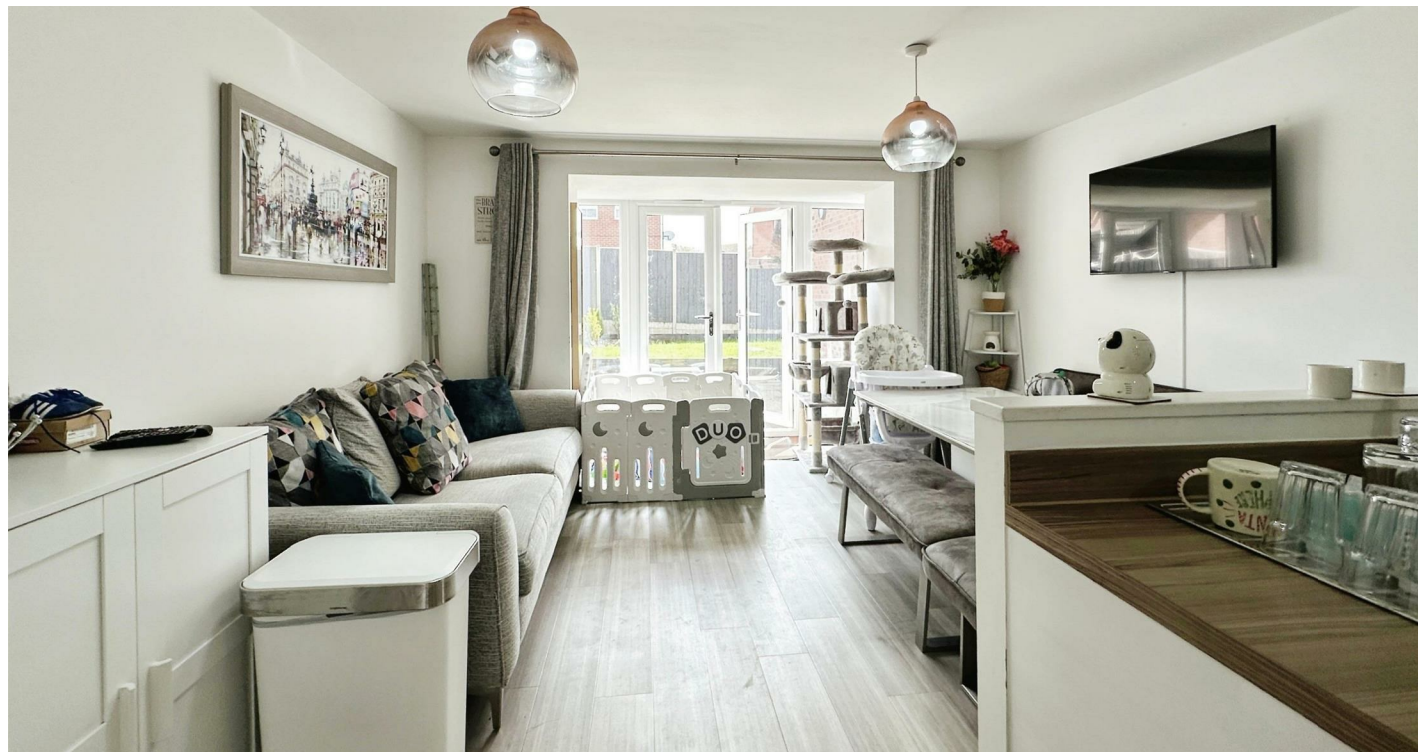
#### Location

Heathcote/Poets Meadow is 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 was 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 with walking distance of the property.

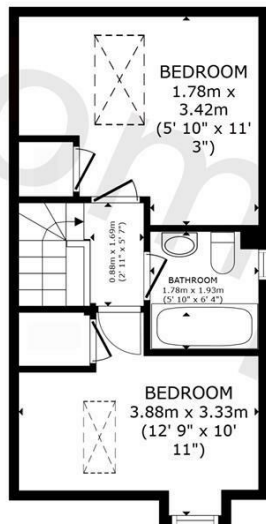
The local transport links are second to none with the M40 under just over a mile away and mainline trains available from Warwick, Warwick Parkway and Leamington Spa - from here you can reach central London in just over an hour. Birmingham International Airport in 25mins and Birmingham City Centre in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

Warwick and Leamington offer exceptional schooling both independent and state-run primary and 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 about to open.

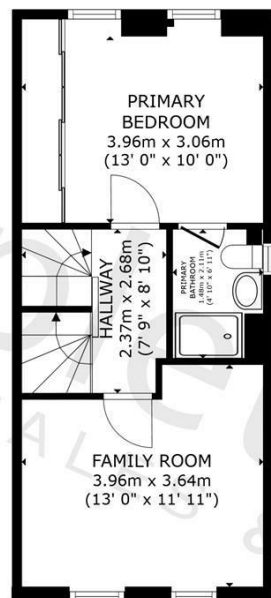




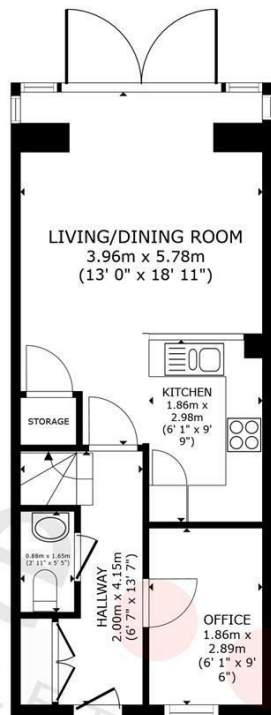
**complete** ●●●  
SALES & LETTINGS



FLOOR 3



FLOOR 2



FLOOR 1

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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