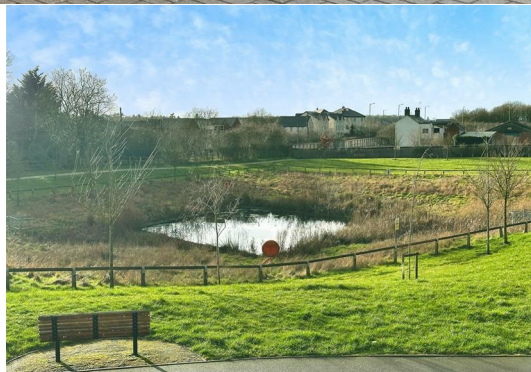
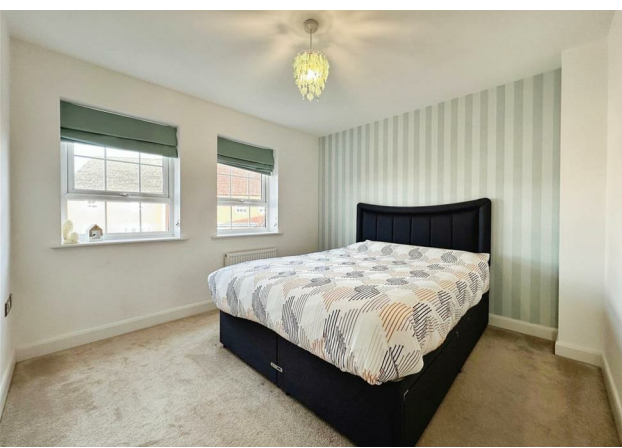




SWALLOW DRIVE, HEATHCOTE

complete   
SALES & LETTINGS





This beautifully designed David Wilson detached home, built in 2016 to the sought-after Holden design, offers an exceptional living experience in the Heathcote development near Harbury Lane, Warwick. What truly sets this property apart are its lake/pond views! Spanning approximately 1,600 sqft this stylish home is thoughtfully designed for modern living. The ground floor features a welcoming entrance hall, a guest WC, and a study, perfect for those working from home. The bay-fronted living room provides a bright and inviting space, while the spacious family kitchen-diner serves as the heart of the home, offering plenty of room for entertaining. A separate utility room adds extra convenience. Upstairs, you'll find four double bedrooms, an en-suite bathroom and a four-piece family bathroom ensures ample space for a growing family. Externally, the property benefits from front and rear gardens, a garage and a block-paved driveway parking. Offered with no onward chain, this home is ideally located for commuters using the M40, professionals working at Jaguar Land Rover, and families looking for excellent primary schools and Oakley School nearby.

It's in the details...

#### Entrance Hall

Door with double Glazing which has a doormat and beautiful grey tiled polished flooring there's a bullnose staircase that leads to the first floor. There are doors to the study, living room, guest WC and a glazed door through the family kitchen diner.

#### Guest WC

With a continuation of the polished tile flooring, there is a toilet, pedestal hand wash basin, a chrome mixer tap, a radiator, a uPVC double glazed window, down-lights, half tiled walls and a door to the under-stairs storage cupboard which is tiled and has electric points.

#### Study

A study to the front of the house which has a uPVC double glazed window wonderful view of the lake and green area. There is a radiator.

#### Living Room

A really good-sized living room with a uPVC double glazed bay window again enjoying the Lakeside view there are two radiators, two ceiling light points and four downlights.

#### Family Kitchen Diner

With a continuation of the polished grey tile flooring into a large space, which has a uPVC double glazed box base in the rear with central French doors. The kitchen has a gloss grey finish with large brush chrome handles and a slate effect worktop which includes six six-ring AEG gas hob, a silver glass splash-back and an extractor over. There is a black Blanco one-and-a-half bowl sink, with a drainer and a mixer tap. There is a fitted dishwasher, fitted double AEG oven and fitted fridge freezer. There is under-counter lighting, two radiators, a TV point to the wall and a door through to the utility.

#### Utility

A continuation of the grey polished tiled flooring, matching cupboards to the kitchen with slate effect worktops and single bowl stainless steel sink with mixer tap and drainer. Integrated washing machine and space for a dryer. Radiator and a cupboard housing the Logic heat 18 boiler and there is a double glazed door to the garden.

#### Landing

A well decorated gallery landing with white spin doors and oak handrails, a feature wallpaper wall and a uPVC double glazed window. There is a radiator, a loft hatch and an airing cupboard housing the Megaflo electric hot water tank. Doors to the four double bedrooms and found the bathroom.

#### Bedroom One

A lovely spacious double bedroom has a feature painted wall, a uPVC double glazed window with an elevated view looking at the beautiful lake. The bedroom has two double sliding mirror wardrobes, a TV point, a Nest thermostat and a door to the en-suite.

#### En-Suite

The en-suite has a double-width shower cubicle and a mains thermostatic rainfall shower with a handheld attachment. There is a toilet, pedestal hand wash basin with mixer tap, a chrome towel radiator, tiling to water-sensitive areas, down-lights, an extractor and a uPVC double window.

#### Bedroom Two

Another spacious double bedroom with a feature wallpaper wall, a mirrored sliding double wardrobe and two uPVC double windows overlooking the rear garden.

#### Bedroom Three

A spacious bedroom to the front with a fitted double wardrobe, a radiator and two uPVC double glazed windows both with beautiful lake views

#### Bedroom Four

Another double bedroom with fitted double wardrobe, the radiator and the uPVC double glazed window.

#### Family Bathroom

A four-piece suite comprising of a double-ended bath, with a central mixer tap, pedestal hand wash basin with chrome mixer tap, a toilet, a chrome towel radiator, a shower cubicle with a glass bi-fold door



and mains thermostatic rainfall shower with a handheld attachment. There is an extractor, down-lights and a uPVC double glazed window. Tiled to water-sensitive areas.

#### Garden

The garden is a light, lawn with a large extended patio, outside tap and decked area with electrics suitable for garden furniture. There was a door through to the garage and timber gates to the front on both sides of the home. The courtyard side garden is perfect for bins and bikes.

#### Garage

With up-and-over door. Power & lighting

#### Drive

Parking 2-3 cars in tandem.

#### Location

Swallow Drive is part of the new Heathcote development of Harbury Lane, built by the premium home builders David Wilson Homes in 2016 with this select drive all facing the nature reserve pond/lake. The location is 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.

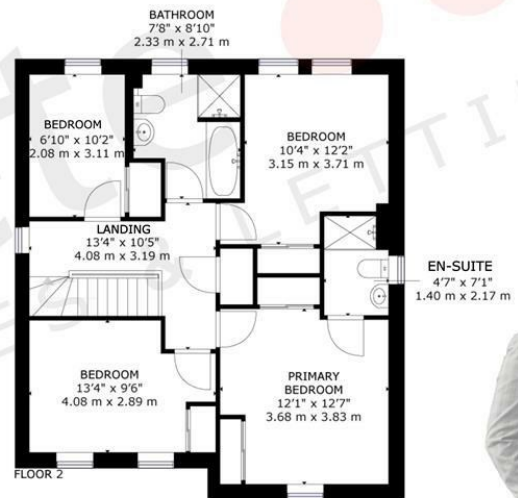
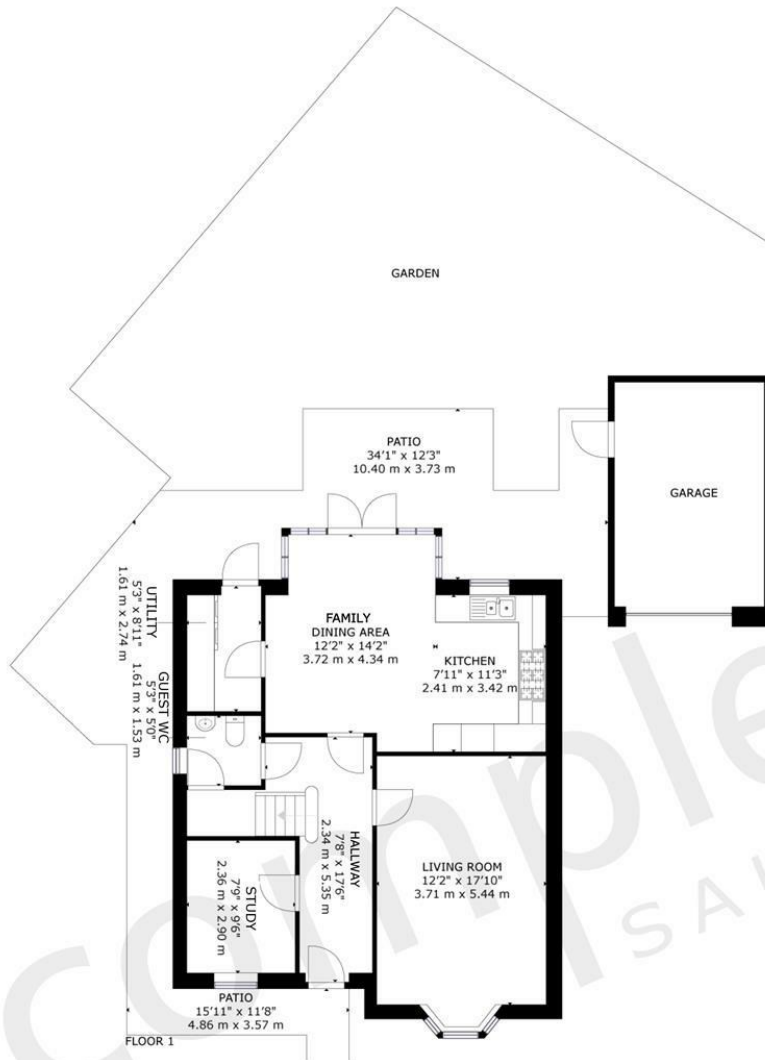
The local transport links are second to none with the M40 just over a mile away and mainline trains available from Warwick, Warwick Parkway and Leamington Spa - from here you can reach central London in just over an hour. Birmingham International Airport in 25 mins and Birmingham City Centre in 30 mins.

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



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GROSS INTERNAL AREA  
FLOOR 1: 775 sq.ft, 72 m<sup>2</sup>, FLOOR 2: 731 sq.ft, 68 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 527 sq.ft, 49 m<sup>2</sup>  
TOTAL: 1506 sq.ft, 140 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



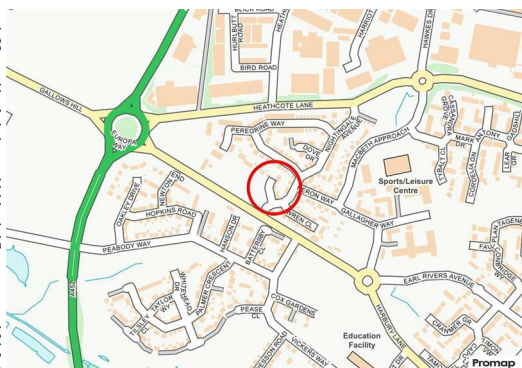
secondary. There is Heathcote Primary School just a short walk from this wonderful family home as well as two nurseries and a local community centre. There is also a new secondary school being built in Bishops Tachbrook.





- A 2016 David Wilson 'Holden'
- Four Double Bedrooms
- Study/Utility & Guest WC
- Family Kitchen Diner
- Facing The Lake/Pond & Green

- Executive Detached 1600sqft
- Bay Fronted Lounge
- Two Bathrooms
- Detached Garage & Parking
- No Chain



## SWALLOW DRIVE, WARWICK

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

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 83                                          | 92        |
| 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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