



WESSON ROAD, WARWICK GATES

complete ●●●  
SALES & LETTINGS









A 2019 Barrett's home built on the new Warwick Gates development to the 'Finchley' design, just off Harbury Lane. The stylish semi-detached home comprises an entrance hall with a guest WC, living room, kitchen diner with a brick slip wall and fitted appliances, three bedrooms, en-suite and family bathroom. It also benefits from a landscaped rear garden and parking side-by-side for two cars to the front. Well positioned for the local schools and has good access to both towns of Leamington and Warwick and their train stations, which have direct services to London. Well positioned for the new Oakley school, the M40 and Jaguar Land Rover.

It's in the details..

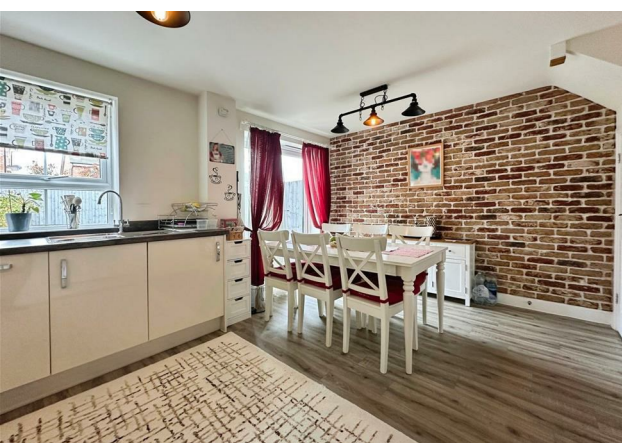


#### Entrance Hall

Glazed composite entrance door leading into the hallway, which has timber-effect vinyl flooring, a radiator and carpeted stairs to the first floor. Door to the guest WC and a door to the living room.

#### Guest WC

With the toilet, corner handbasin, timber effect vinyl flooring and an extractor.



#### Living Room

The continuation of the timber effect vinyl flooring, a uPVC double glazed window to the front and side elevation. A radiator and a door through to the kitchen diner.

#### Kitchen Diner

Continuation of timber effect vinyl flooring, there is a feature brick slip wall, a cream gloss kitchen, with chrome handles, dark timber effect worktops, a single bowl stainless steel sink with mixer tap, a fitted oven, four four-ring gas hob, grey glass splashback and an extractor over. There is a fitted washing machine, slimline dishwasher and fridge freezer. Under-counter lighting, a cupboard housing the Logic boiler. There is a uPVC double glazed window and uPVC double glazed French door to the garden. A good-sized area for a table and there is an under-stairs storage cupboard.



#### Landing

Carpeted landing, which has a storage cupboard over the stairs, the radiator and doors through to the three bedrooms and the bathroom.

#### Bedroom One

A double bedroom with a uPVC double glazed window to the front. There is a radiator, a good-sized recess which would suit a wardrobe and a door to the en-suite.

#### En-Suite

With a tiled shower enclosure with an electric shower and a bi-folding glass door. There is a pedestal hand wash basin with chrome mixer tap, a toilet, an electric shaver point, a radiator, an extractor and a uPVC double glazed window.

#### Bedroom Two

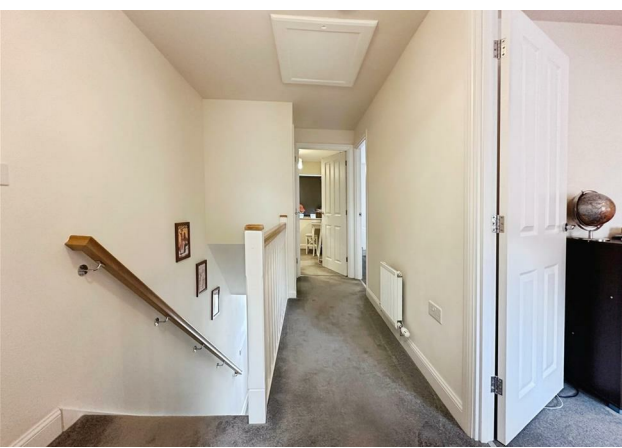
A double bedroom with a uPVC glazed window to the rear and a radiator.

#### Bedroom Three

Currently used as a dressing room but has a radiator and a uPVC double window.

#### Bathroom

Fitted with a white suite comprising a bath, with a chrome mixer tap, a mains thermostatic shower over with a glass shower screen. There is a toilet, pedestal hand wash base with chrome mixer, a radiator, an extractor and a







uPVC double window.

#### Rear Garden

A landscape rear garden laid may need to lawn with a contoured bedding area and a patio. There is the rear gate to the passageway to the front.

#### Parking

There is parking for two cars side-by-side.

#### Location

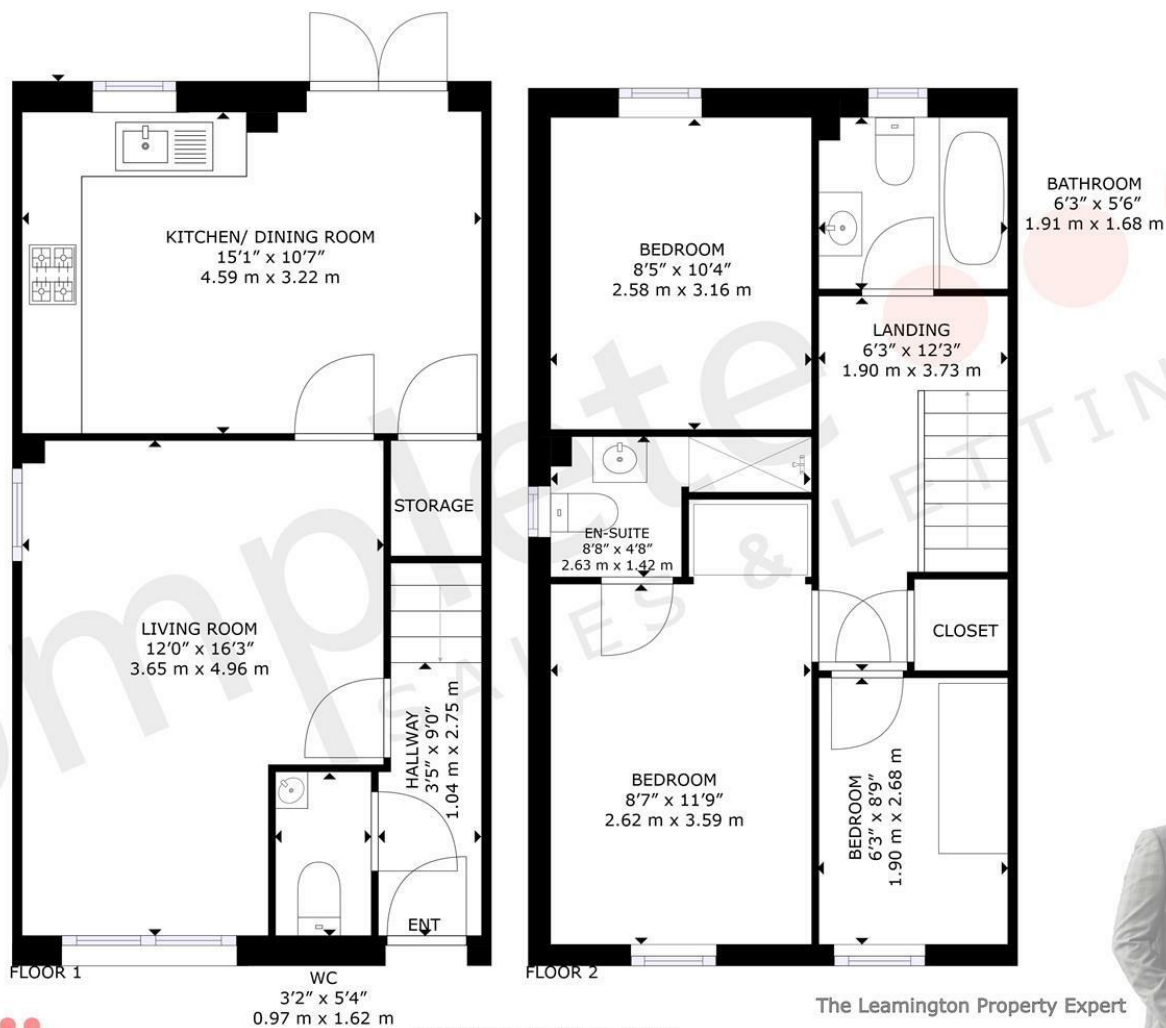
Heathcote/Warwick Gates is situated South of Leamington Spa, East of Warwick, both of these popular towns are full of parks, listed & Historic buildings, beautiful architecture and have an abundance of bars, restaurants, cafés and great independent shops as well as large chains- there is always some 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.

Lovely country walks can be found close by, with Tachbrook Country Park on your doorstep and a Nuffield Heath fitness & well-being centre within 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 25 minutes and Birmingham City Centre in 30 minutes.



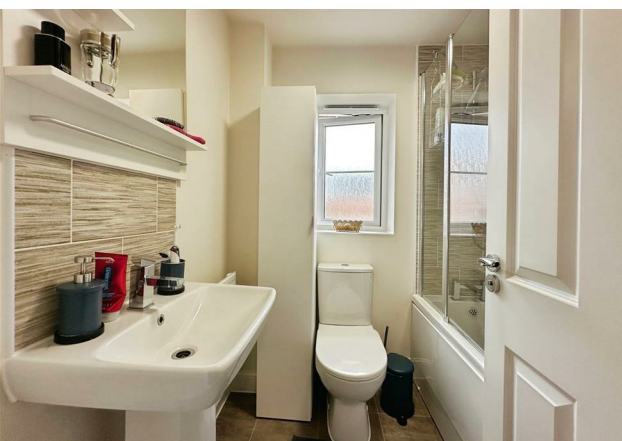




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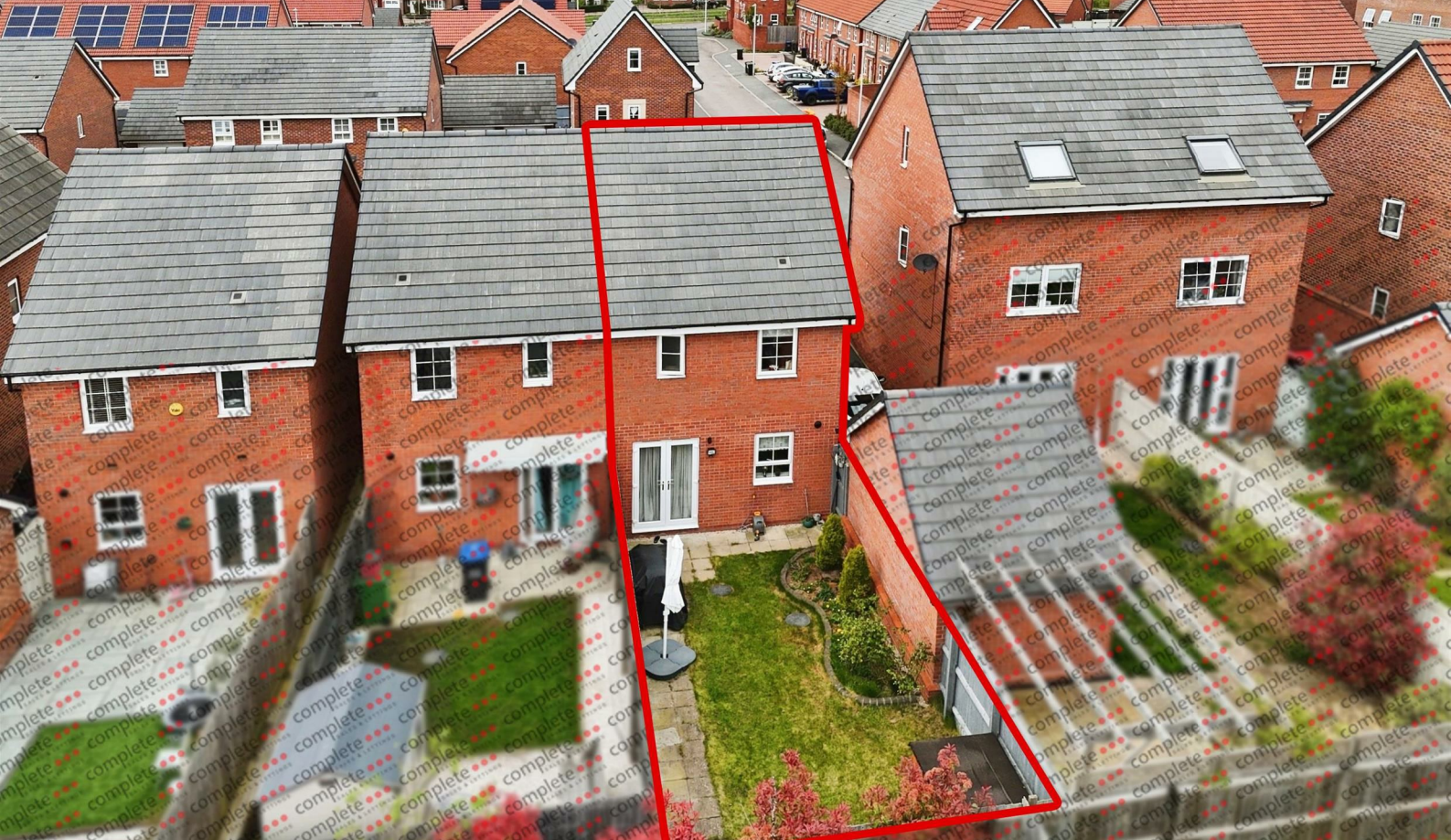
The Leamington Property Expert

**GROSS INTERNAL AREA**  
FLOOR 1: 418 sq. ft, 38 m<sup>2</sup>, FLOOR 2: 436 sq. ft, 40 m<sup>2</sup> **TOTAL: 854 sq. ft, 79 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



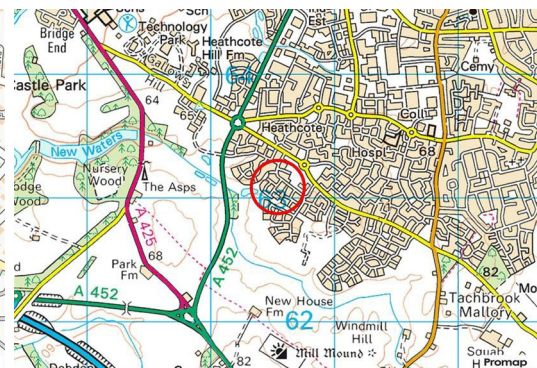
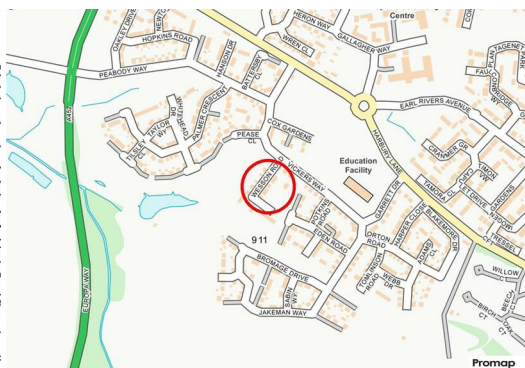
Warwick and Leamington offer exceptional schooling, both independent and state-run primary and secondary levels. There is a primary school just a short walk from this wonderful family home as well as two nurseries and a local community centre. There is also a new high school being built locally.





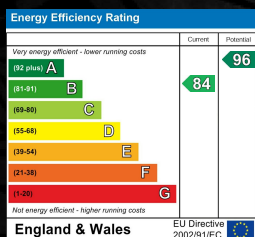
- Semi-Detached- 2019
- Three Bedroom
- Kitchen Diner
- Upstairs Bathroom
- Two Parking Spaces

- Barratt The Finchley' Design
- Lounge
- Guest WC & En-Suite
- Off Harbury Lane
- Close To Tachbrook Country Park



## WESSON ROAD, WARWICK

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



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