



JACKDAWS DRIVE, OFF EUROPA WAY

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SALES & LETTINGS



PLANS ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A very stylish two bedroom semi-detached home built by Premier Builders Linden homes on The Priors development off Europa Way in Warwick in 2021. The property comprises living room, kitchen diner, guest WC, two double bedrooms and a family bathroom. There is parking for two cars as well as a large rear garden and it has a pleasant green surrounding areas. Property is well positioned for JLR, the Leamington train station, Shires Retail Park, Myton School catchment and has a benefit of both local towns- Leamington and Warwick. The property benefits from approx 6 years NHBC warranty remaining



Entrance Hall

A stylish UPVC entrance door with obscured glass opens into a spacious hallway, complete with a handy storage cupboard and modern laminate flooring. From here, doors lead to the guest cloakroom, kitchen-diner, and living area. The space is finished with a central heating radiator and ceiling light point, while a staircase rises to the first-floor accommodation.

Modern Kitchen Diner

This contemporary kitchen is fitted with a stylish range of high-gloss wall and base units, complemented by wood-effect laminate flooring and under-counter spotlights. Integrated appliances include a fridge-freezer, washing machine, gas hob with stainless steel splashback, electric oven, and extractor fan. A stainless steel double sink with mixer tap is set beneath a front-aspect double-glazed window, providing plenty of natural light. The spacious layout easily accommodates a dining table for up to four, making it perfect for everyday living and entertaining. A central heating radiator completes the space.



Guest WC

Fitted with a low-level flush WC and a ceramic pedestal hand basin with mixer tap, this cloakroom is finished with spotlights, an extractor fan, and a central heating radiator.

Living Room

Featuring a continuation of the wood-effect laminate flooring, this bright and welcoming space includes a ceiling light point, central heating radiator, and a rear-aspect double-glazed window. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.



Landing

A fully carpeted staircase with wood balustrade leads to the landing, offering loft access and doors to the bedrooms and family bathroom.

Bedroom One

A bright and spacious double bedroom, fully carpeted and featuring a central heating radiator, ceiling light point, and a rear-aspect double-glazed window.



Family Bathroom

As new, this modern family bathroom features partly tiled walls and wood-effect laminate flooring. The suite includes a bath with shower over and mixer tap, a ceramic hand wash basin with mixer tap, and a low-level flush WC. Finished with a central heating radiator, extractor fan, and ceiling spotlights, the room combines style with practicality.



Bedroom Two

A bright and spacious double bedroom, featuring a large front-aspect double-glazed window, central heating radiator, ceiling light point, and a generous storage cupboard housing the boiler.

Rear Garden

A generously sized south-westerly facing garden, fully fenced for privacy, mostly laid to lawn with a patio area. Secure gated access leads directly to the driveway, combining outdoor enjoyment with practicality.

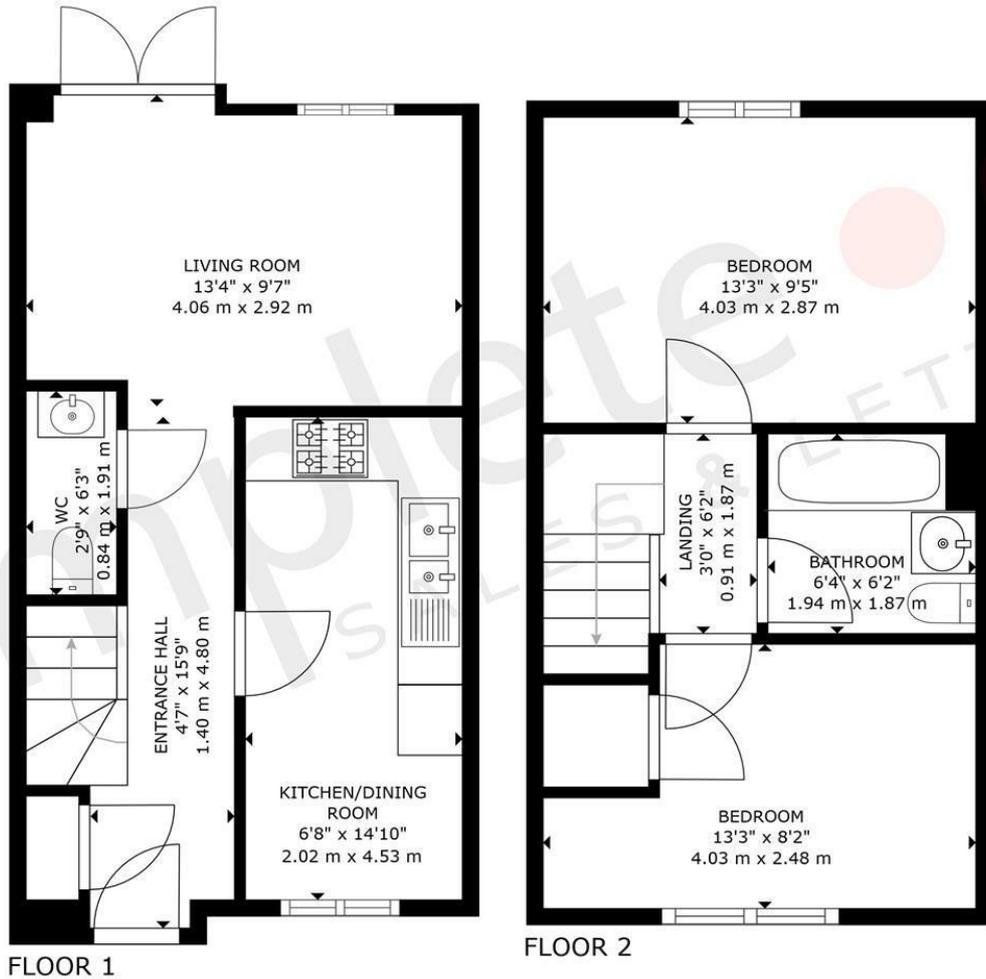
Driveway & Parking

Adjacent to the property is parking for two vehicles plus side gated access to the rear garden.

Location

Located just off Europa Way, providing easy access to both Leamington and Warwick Town Centres with their associated train stations. These importantly provide easy commuting to both London (1h30m) and Birmingham (30m) as well as many other population centres and the M40 motorway network is less than ten minutes commute by car. Leamington Spa and Warwick offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages. There is a plethora of day to day amenities and your never far from something to do be that for young





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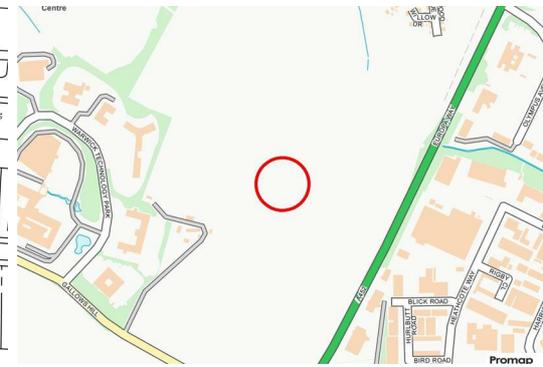
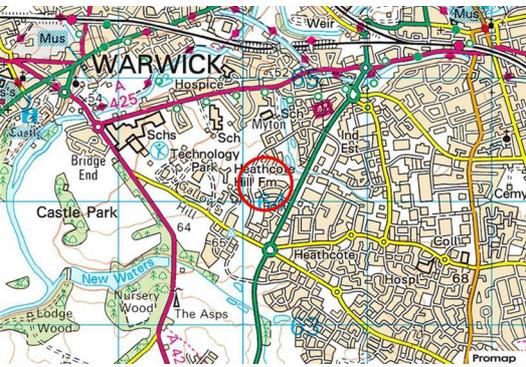
GROSS INTERNAL AREA
 FLOOR 1: 328 sq. ft, 30 m², FLOOR 2: 322 sq. ft, 29 m²
 TOTAL: 650 sq. ft, 60 m²
 EXCLUDED AREA: GARDEN: 1,013 sq. ft, 94 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



professionals, retirees or families. The Cotswolds are on the doorstep of the town only being a short drive away making this development ideally situated whatever your needs.



- Modern Semi- Detached Property
- Two Bedrooms
- Kitchen Diner
- Parking For 2 Vehicles
- Popular Location
- Linden Homes 2021
- Guest WC
- 6 Years Remaining NHBC Warranty
- Large Rear Garden
- Ideal First Time Buyer Property



JACKDAWS DRIVE, WARWICK

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

Energy Efficiency Rating	
Current	Potential
83	97
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-28) F (1-20) G Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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