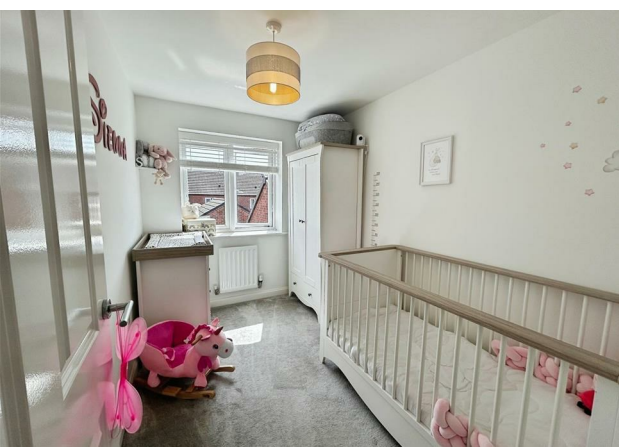
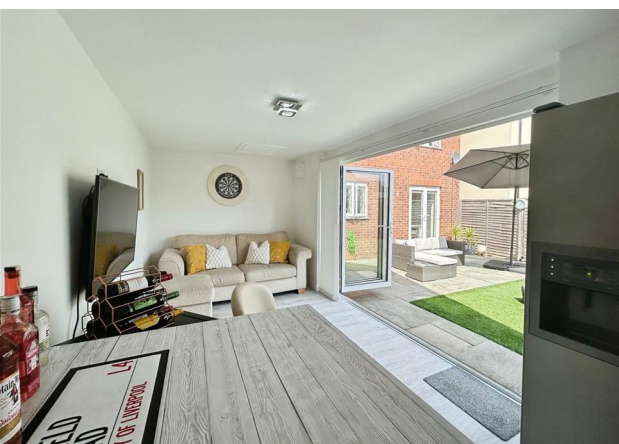




TAYLOR WAY, HEATHCOTE

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SALES & LETTINGS





Occupying a highly sought-after and convenient position in the ever-popular Lower Heathcote, this attractive detached home offers generous and versatile accommodation, beautifully presented and lovingly maintained by the current owner.

The stylish interior begins with a welcoming entrance hall leading to a spacious lounge, downstairs cloakroom, and an open-plan kitchen/dining room. To the first floor are three well-proportioned bedrooms, including a master with fitted wardrobes and a private en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a driveway providing parking for two vehicles, a garage, and a private rear garden—perfect for relaxing or entertaining.

#### Entrance Hall

Accessed via a solid wood front door with obscured glass panels, the spacious entrance hall is fully tiled and features a central heating radiator and ceiling light point. Practical touches include a large understairs storage cupboard and access to the downstairs guest WC. Doors lead through to the lounge and kitchen/diner, with stairs rising to the first floor.

#### Guest WC

Finished with tiled flooring, this convenient cloakroom features a low-level flush WC, small pedestal hand basin with tiled splashback, and a central heating radiator. An obscured double-glazed window to the front aspect allows for natural light while maintaining privacy.

#### Kitchen Diner

Continuing with the tiled flooring from the entrance hall, the kitchen is fitted with a comprehensive range of base and wall-mounted cupboards and drawers. Appliances include an integrated washing machine, dishwasher, fridge freezer, gas four-ring hob, electric oven, and a Hotpoint stainless steel extractor fan. Wood-effect work surfaces, a double sink and drainer with mixer tap, under-counter lighting, and spotlights complete the stylish and practical design. A double-glazed window to the rear aspect provides natural light.

Opposite the kitchen, the spacious dining area offers ample room for a six-seater dining table, with a central heating radiator and patio doors opening directly onto the rear garden—ideal for indoor-outdoor entertaining.

#### Living Room

A generously proportioned family living space, fully carpeted for comfort and featuring a charming bay-style double-glazed window to the front aspect. Decorative wall panelling adds a stylish touch, while central heating radiators ensure warmth throughout. Double glass-panelled doors open into the kitchen and dining room, creating an inviting flow between living and entertaining areas.

#### Landing

A generous, fully carpeted landing featuring a ceiling light point, loft hatch, and a large over-stairs storage cupboard. Doors lead to three bedrooms and the family bathroom.

#### Master Bedroom

A spacious master bedroom featuring double-glazed windows to the front elevation, central heating radiator, and ceiling light point. The room is enhanced by mirrored sliding fitted wardrobes and has a door leading through to the private en-suite shower room.

#### En Suite

A beautifully tiled, bright, and airy en-suite featuring a large shower enclosure, low-level flush WC, and a ceramic hand basin with mixer tap. Additional fittings include a stainless steel heated towel radiator, ceiling spotlights, extractor fan, and an obscured double-glazed window to the front elevation for natural light and privacy.

#### Bedroom Two

A fully carpeted double bedroom with double-glazed windows to the rear elevation, central heating radiator, and ceiling light point. The room offers ample space for additional furnishings such as a dressing table, chest of drawers, or other storage solutions.

#### Bedroom Three

A fully carpeted bedroom with double-glazed windows to the rear aspect, central heating radiator, and ceiling light point. Ideal as a single bedroom, nursery, or home office.



### Family Bathroom

A stylish, fully tiled family bathroom featuring a large bath with shower over, low-level flush WC, and a ceramic hand basin with mixer tap. Additional features include ceiling spotlights, extractor fan, and a stainless steel heated towel radiator.

### Rear Garden & Garden Room

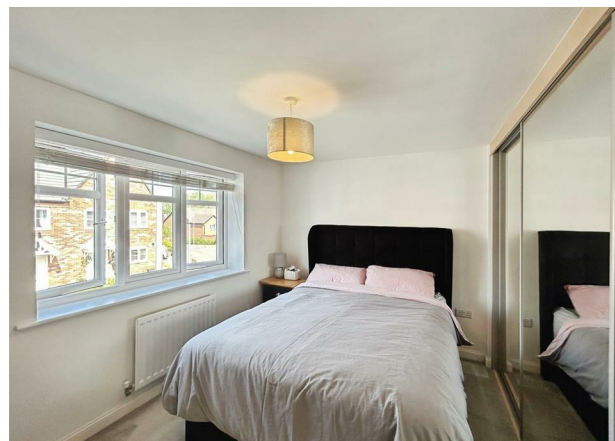
The property boasts a large, south-facing rear garden, fully enclosed for privacy. A generous patio area provides the perfect spot for outdoor dining and entertaining, complemented by a low-maintenance AstroTurf lawn. Additional features include outdoor power, an external tap, and side gated access.

The garden room, accessed via bi-fold doors, offers a versatile space—ideal for indoor-outdoor living, a home office, or simply a peaceful retreat.

### Location

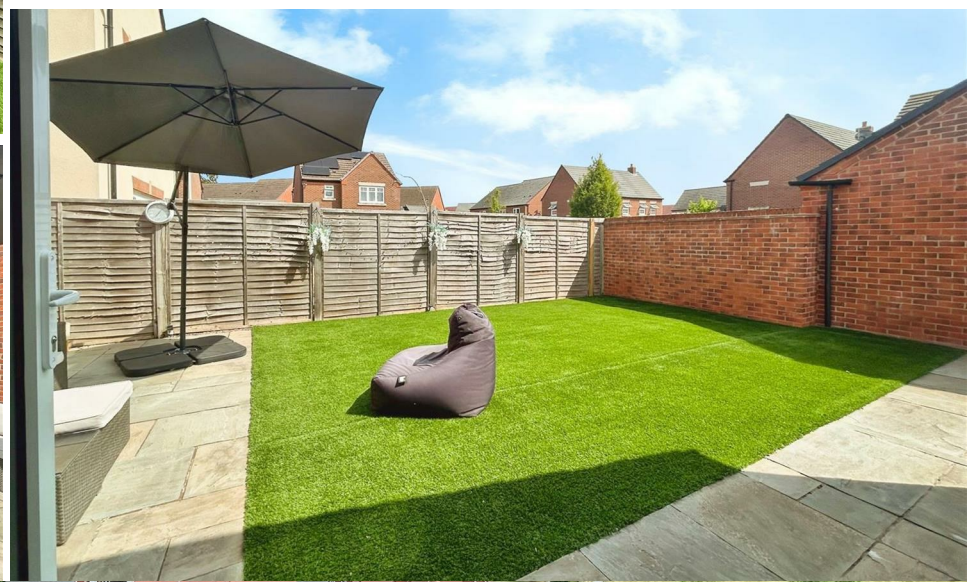
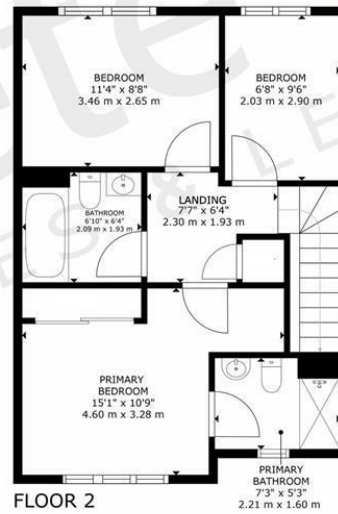
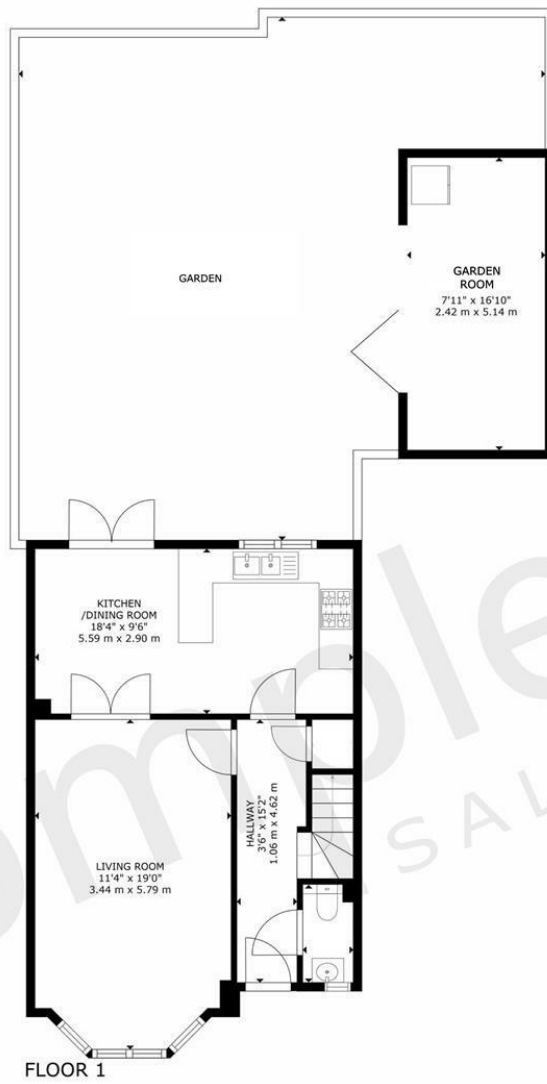
Heathcote Park offers an excellent range of local amenities right on your doorstep. On-site facilities include Heathcote Primary School, Little Pioneers Day Nursery, and a Co-op incorporating Deli & Co with an outdoor seating area. You'll also find Harbury Catch Fish and Chip Shop with alfresco dining, the dog-friendly Bewitched Coffee Shop, a dentist and skincare clinic, and a pharmacy—all within the development.

For commuters and local travel, several bus stops are located throughout the area, with services running approximately every 20 minutes. The development sits on the border of Leamington Spa and Warwick, offering easy access to both towns, while the M40 motorway is just a few minutes' drive away.



GROSS INTERNAL AREA  
FLOOR 1: 624 sq. ft 58 m<sup>2</sup>, FLOOR 2: 474 sq. ft 44 m<sup>2</sup>  
TOTAL: 1,098 sq. ft 102 m<sup>2</sup>

EXCLUDED AREA: PATIO: 693 sq. ft 64 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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