







This modern, immaculate two-bedroom semi-detached house is situated in a highly desirable part of the Warwick Gates development. On the ground floor, you will find a cloakroom, a living room, an open-plan kitchen/diner with integrated appliances, and French doors leading to the garden. The property also features two double bedrooms, both with stylish en-suites, gas heating, double glazing, a driveway, a single garage, and front and rear gardens. Energy rating B.

#### Location

Peregrine Way is part of a modern residential development off Harbury Lane. The area offers a valuable range of day-to-day local amenities, including a nearby Co-op and a modern primary school. Facilities in both Leamington Spa and Warwick are easily accessible, as are excellent local road links, including those to neighbouring centres and the Midland motorway network, notably the M40.

#### Approach

Through a double-glazed entrance door into:

#### Entrance Hall

Tiled floor, radiator, ceiling light point. Doors to:

#### Cloakroom

White suite comprising WC with push-button cistern, pedestal wash hand basin with tiled splashbacks, tiled floor, radiator, and extractor fan.

#### Living Room

16'4" x 11'3" (4.98m x 3.44m)

TV aerial point, wall-mounted digital thermostat control panel, double-glazed windows to front and side aspects, under-stairs storage cupboard, staircase rising to First Floor. Door to:

#### Dining Kitchen

14'10" x 9'5" (4.53m x 2.88m)

Range of matching white high gloss base and eye level units, stainless steel single drainer sink unit, complementary worktops and upturns. Built-in stainless steel electric oven and four-ring gas hob with splashbacks and illuminated extractor unit over. Integrated dishwasher, washer/dryer and fridge/freezer. Tiled floor, radiator, useful shelved storage cupboard, downlighters, double glazed window to rear aspect, double glazed double opening French doors to rear aspect and garden.

#### First Floor Landing

Radiator, access to roof space. Doors to:

#### Bedroom One

14'10" x 9'11" narrowing to 6'3" (4.53m x 3.03 narrowing to 1.93m)

Two double glazed windows to front aspect, radiator. Door to:





#### En-suite Bathroom

White suite comprising panelled bath, WC, pedestal wash hand basin, complementary tiled splashbacks, shaver point, extractor fan and radiator.

#### Bedroom Two

12'8" x 9'5" (3.88m x 2.88m)

Radiator, built in mirror fronted sliding door wardrobes, thermostat control panel and a double glazed window to rear aspect, Door to:

#### En-suite Shower

Wide tiled shower enclosure with Mira shower and glass sliding shower door, WC, pedestal wash hand basin with complementary tiled splashbacks, shaver point, radiator and extractor fan.

#### Outside

There is a shallow front garden with a well-stocked border and

an attractive wrought-iron fence. The driveway to the side provides good off-road parking and provides access to the:

#### Garage

5.22 x 2.98

Having an up-and-over door.

#### Rear Garden

Having a paved patio leading to the gardens, which are laid to lawn, enclosed on all sides, and a side pedestrian gate leads to the driveway and garage.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected. NB: We have not tested the heating, domestic hot water system, kitchen

appliances, or other services. Although we believe them to be in satisfactory working order, we cannot provide warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

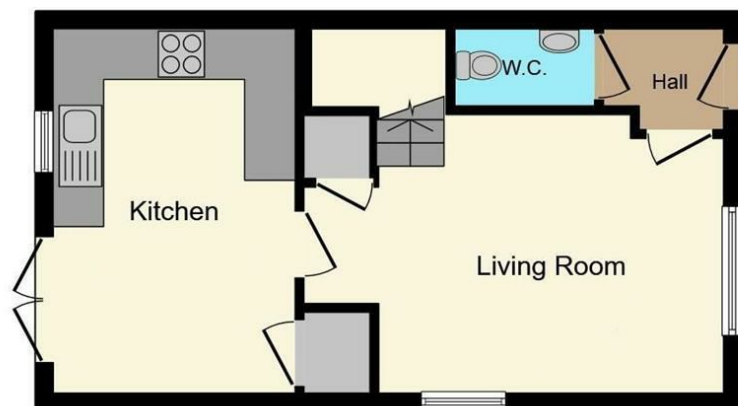
The property is in Council Tax Band "C"

#### Postcode

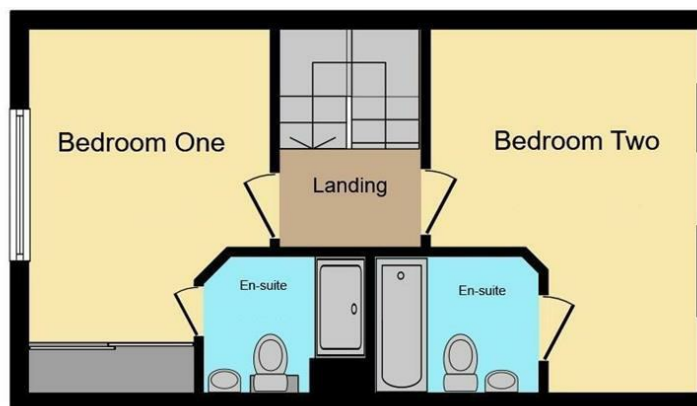
CV34 6WS

## Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •



**Ground Floor**



**First Floor**

Total floor area 68.5 sq.m. (737 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

01926 499540 • [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN