



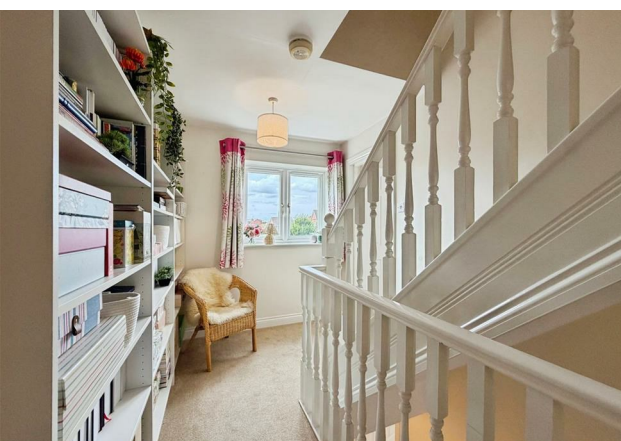
LADY GREY AVENUE, WARWICK GATES

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FOR SALE



An executive detached home built in 2000 by Barratt Homes to one of their largest designs known as the 'Braemar'. Originally designed as a seven bedroom home, the property now offers six bedrooms and four bathrooms, measuring around 2600 ft². This spacious family home is set over three floors. The ground floor comprises an entrance hall, guest WC, dining room, dining kitchen, large square living room, and utility. There are four bedrooms and three bathrooms on the first floor, as well as two large bedrooms sharing a shower room on the second floor. The home offers block paving across the front of the property with spaces for three cars, a double garage with electric roller doors, an EV charging port, solar panels and a landscaped rear garden. The house is within a short walking distance to Heathcote Primary and Oakley Schools, as well as to Briar Hill, St. Margaret's and St. Joseph's. The property is adjacent to two parks and children's play areas, local shops with a GP Surgery and Co-op, two nurseries and the Northfield Health Club. It is also conveniently located for the M40, Shire Retail Park, Jaguar Land Rover and the Leamington train station.

It's in the details...

Entrance Hall

Glazed entrance door leads into the hallway, with timber effect laminate flooring, a carpeted staircase that rises to the first floor, and doors that lead to the dining room, guest WC, living room and dining kitchen, as well as doors through to the double garage and an under-stairs storage cupboard.

Guest WC

With a continuation of the flooring, a toilet, floating hand basin & mixer tap, a radiator, an extractor and a uPVC double glazed window.

Sitting Room

A room with many uses including a separate dining room, a nook, a family room or office. Attractive three uPVC double glazed windows to the front, a radiator and coving. Door through to dining kitchen.

Dining kitchen

A large well-appointed dining kitchen, with oak effect fitted kitchen units, brushed satin handles and dark worktops, and tiled flooring. An integrated Neff double oven, a Bosch electric hob, silver glass splash-back with an extractor over. Under cabinet lighting, a fitted dishwasher, condiment racks, a 1 & 1/2 bowl stainless steel sink with a Grohe mixer & boiling water tap. UPVC double glazed window overlooking the garden alongside a set of uPVC double glazed French doors. A door through to the utility room.

Utility

Following from the kitchen, a continuation of tiled flooring, oak effect high-end base level units and worktops, as well as a single bowl stainless steel sink. A wall mounted Potterton boiler, an extractor, space and plumbing for a washing machine, a radiator and a half-glazed door to the side passage.

Lounge

A generous 247 sq. ft. living room with a central fireplace, radiator and large uPVC double glazed French doors with side matching windows to the garden.

First Floor Landing

A large carpeted landing with space for bookshelves or a potential study area. A uPVC double glazed window to the front and a carpeted staircase leading to the second floor. Doors to 4 bedrooms and the family bathroom.

Bedroom One

An impressive dual aspect master suite of 320 ft² that stretches the full depth of the house - front to back - with two sets of uPVC double glazed windows. Two radiators, an array of down-lights and a door to the primary en-suite.

Master En-Suite

A stylish re-fitted en-suite, large walk-in shower enclosure with a static glass screen, a rainfall main shower with a handheld attachment. A modern hand wash basin with a mixer tap, light up mirror, half tiled walls, toilet, chrome tail radiator and uPVC double glazed window.

Bedroom Two

A double bedroom with radiator and uPVC double glazed window to the front, fitted wardrobes and drawers and door to a second en-suite.

En-Suite

A glass door shower cubicle with a mains shower, floating hand wash basin with a mixer tap, toilet, radiator, an extractor and uPVC double glazed window to the side.

Bedroom Five

A double bedroom with a wall of fitted wardrobes, dressing table & side drawers and high-level cupboards. A radiator and uPVC double glazed window overlooking the garden.

Bedroom Six

A single bedroom with radiator and uPVC double glazed window overlooking the garden, currently used as a designated office.

Family Bathroom

Fitted white suite comprising a deep double bath with central mixer tap and handheld shower attachment. A pedestal hand wash basin with a mixed tap, a toilet, tiled splash-back areas and flooring. A chrome towel radiator, an electric shaver point, an extractor and uPVC double glazed window to the rear.

Second Floor Landing

A carpeted mini-landing with radiator, door through to a large storage cupboard housing the hot water tank, doors through to two further bedrooms and a shower room, as well as access hatch to a partly boarded loft.

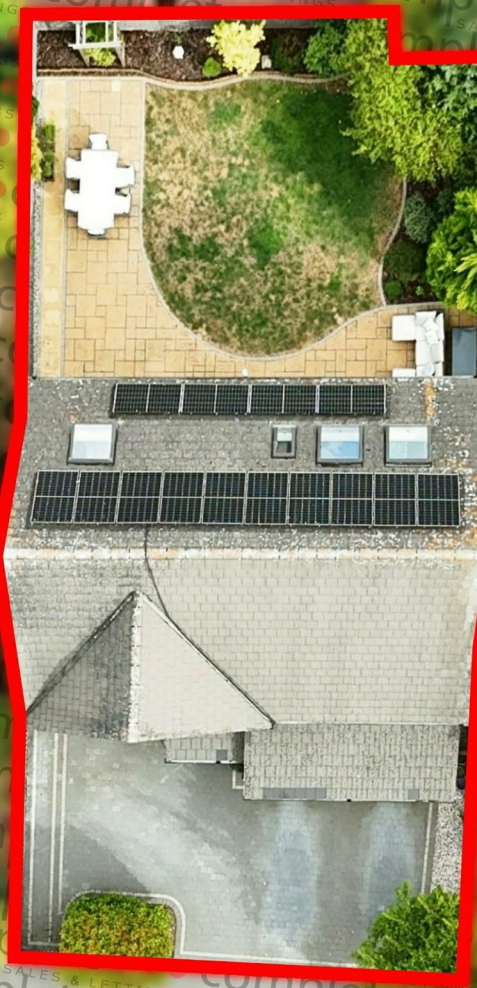
Bedroom Three

A spacious double bedroom with two sets of fitted wardrobes, radiator and timber Velux Window with fitted blinds.

Bedroom Four

An impressive double bedroom with a wall of fitted mirrored wardrobes, two radiators and three timber Velux windows with fitted blinds.

RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



Shower Room

Half tiled bathroom with a shower cubicle featuring a mains shower, toilet, hand basin, towel radiator and tiled flooring.

Rear Garden

Landscaped, low maintenance garden to the rear, with a circular central lawn and blue brick borders. A contoured patio for seating and entertaining in several areas, enclosed perimeter fencing with an ornamental Japanese garden and barking, a well-established deep bedding area that includes a variety of trees and bushes. Outdoor lighting and tap. Paved pathway leads to the gate to the front.

Double Garage

A double garage with two electric roller doors. Power, lighting, fuse box and ...solar panels

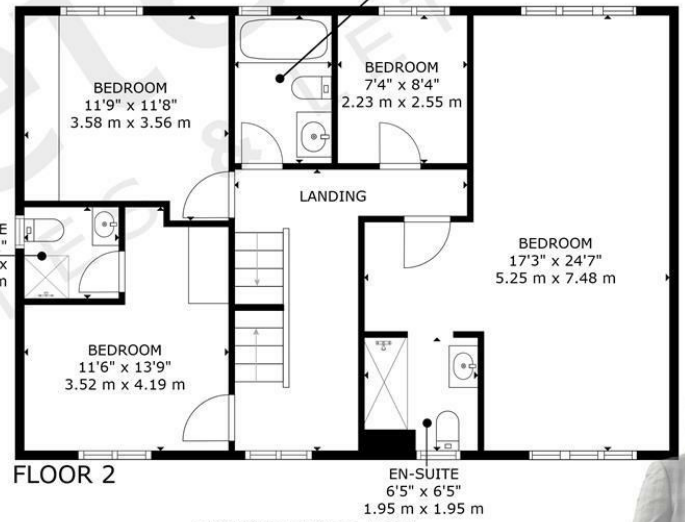
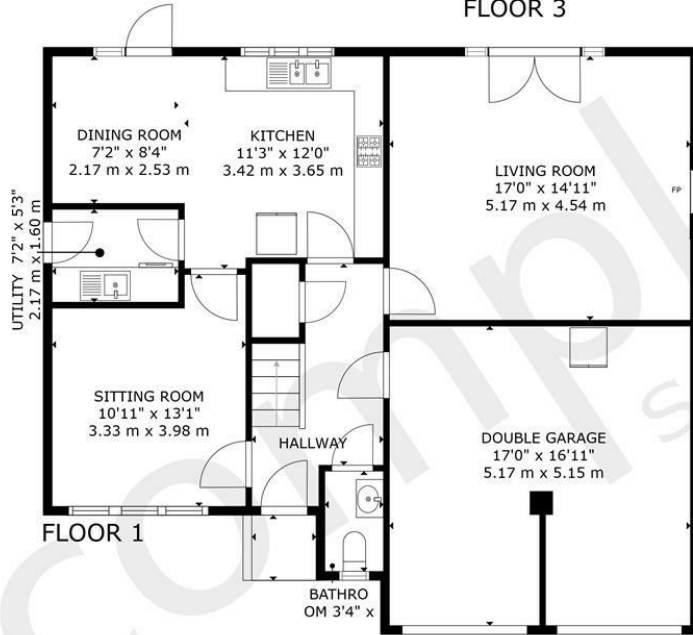
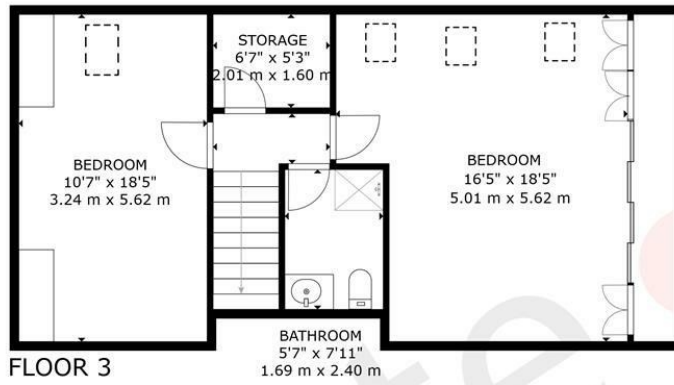
Parking

Block paved parking across the front for several cars and an EV charging point. Contoured planting areas with large hedging plants that provide privacy to the front of the house, as well as a flower bed below the front windows, and a canopy porch with lighting. Framed by a picket fence and front gate. Back gate to side entrance.

Location

Set within the favourable Heathcote/Warwick Gates development, this property is well placed to take advantage of the close road networks such as Harbury Lane, M40 & Fosse Way. Within a short walking distance from the house, Warwick Gates itself offers comprehensive amenities, including parks and play areas, cycle routes and green walks, a GP surgery, food outlets, supermarkets, a health club, a public house and two nurseries. The property is in an excellent school catchments area, including Myton School, as well as several local primary & infant schools on Vickers Way and the new Oakley School. Close by, there is also the Shires Retail Park and Leamington Spa town centre itself, with its array of boutique-style shops, restaurants, cafes and beautiful parks. The train station is only a short drive from the property and has regular trains to Birmingham and London stations. Warwick town centre is a short drive away also with many more boutiques, outlets, restaurants and bars as well as the famous Warwick Castle! All these areas are also easily accessible by a regular and comprehensive bus network.





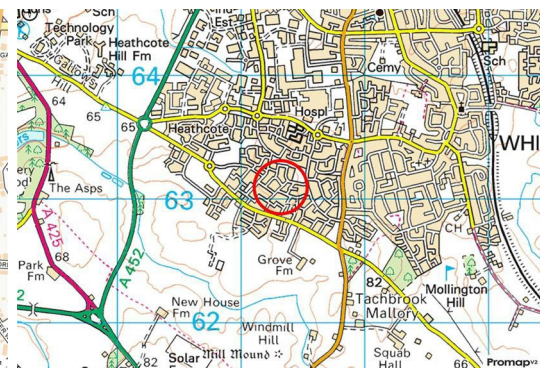
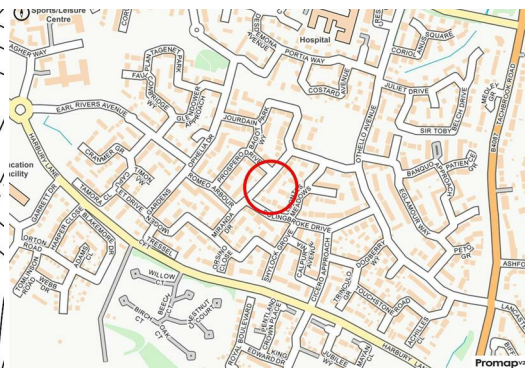
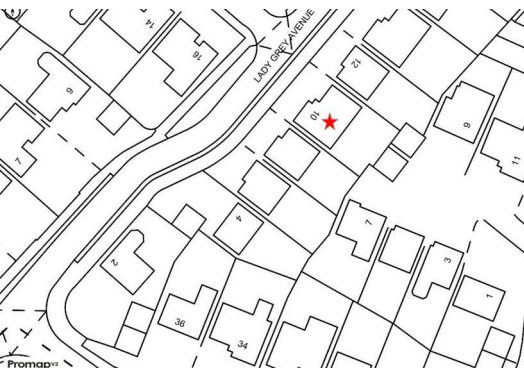
GROSS INTERNAL AREA
FLOOR 1: 754 sq. ft, 70 m², **FLOOR 2:** 893 sq. ft, 83 m² **FLOOR 3:** 664 sq. ft, 61 m²,
TOTAL: 2,311 sq. ft, 214 m²
EXCLUDED AREA: GARAGE: 287 sq. ft, 26 m², VERANDA: 13 sq. ft, 1m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



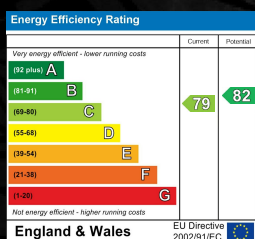


- Barretts 'The Braemar' Design
- Built In 2000
- Dining Kitchen
- Six Bedrooms
- Double Garage & Off Road Parking
- Popular Warwick Gates
- Two Reception Rooms
- Utility & Guest WC
- Four Bathrooms
- Landscaped Garden & Solar Panels



LADY GREY AVENUE, WARWICK

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



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