







READER CLOSE, POETS MEADOW

complete
SALES & LETTINGS



"The position of this property was why the owner chose this home - as it is on a private drive with a few other select homes and faces the beautiful Tachbrook Country Park"











This home is located down a private road, facing the country Park! This stylish detached family home was constructed by the Premier builders David Wilson Homes in 2019 to ‘The Hadley’ design on the Poets Meadow development off Harbury Lane in Warwick. The attractive property comprises entrance hall, guest WC, dining kitchen, utility, living room, three bedrooms, en-suite and family bathroom. There is a good size, landscaped rear garden, nice frontage, detached garage with parking for 2-3 cars. Off Harbury Lane are a number of schools including the Oakley School and Heathcote Primary. Well positioned for Jaguar Land Rover, the M40 and easy access to Leamington train station.

Description

Property Details…

Hallway

Composite entrance door with a uPVC double glazed window above, leading to the entrance hall that has rustic timber effect Amtico flooring, stairs to the first floor, doors to the living room, kitchen diner, and guest WC.

Guest WC

With a continuation of the rustic, timber effect Amtico flooring, hand wash basin chrome mixer tap, toilet, extractor and radiator.

Living Room

A full length living room with a uPVC double glazed window to the front elevation, uPVC double glazed French doors with matching side windows, leading to the garden. The two radiators, two ceiling light points, and ample space for furniture.

Kitchen Diner

Very well presented kitchen with Amtico rustic timber effect flooring, there is a uPVC double glazed window to the front elevation and a uPVC double glazed window to the rear elevation overlooking the garden. There’s high & low fitted kitchen units with timber effect worktop, large bowl Franke sink with drainer and chrome mixer tap. Soft closing kitchen doors with a gloss finish with chrome handles. Fitted double electric oven with four ring gas hob, glass splash-back and extractor over. There is undercounter lighting, stylish blue brick tiling, fitted fridge and freezer, fitted dishwasher, two radiators, downlighting and ceiling light point. Door through to utility.

Utility

With a continuation of the rustic Amtico flooring. Matching cupboards & worktops with cupboard housing the Logic ESP1 35 Combi boiler. Space & plumbing for a washing machine, space for a dryer. There is electric consumer unit, blue, brick splash-back tiling, door to storage cupboard, small radiator and composite half double glazed door to the rear garden.

Landing

Carpeted landing with double door storage cupboard, with chrome handles, radiator, uPVC double glazed window overlooking the rear garden and there is a loft hatch. Painted doors through to the three bedrooms and bathroom.

Bedroom One

Very spacious bedroom with a uPVC to glazed window that has a wonderful view of fields to the front. A radiator, triple mirrored sliding wardrobe and door to the en-suite.

En-Suite

Amtico tiled effect flooring, double width shower enclosure with electric shower over, there is a toilet, stylish ceramic handbasin with pedestal and chrome mixer tap. Electric shaver point, white towel radiator, modern tiling to water sensitive areas. There is a uPVC double glazed window, down-lights and extractor.

Bedroom Two

Good sized double bedroom with a uPVC double glazed window with views of fields to the front. There is a fitted cupboard and the radiator.

Bedroom Three

A good sized third bedroom with a uPVC double glazed window and radiator. Currently being used as a dressing room.

Bathroom

Amtico tiled effect flooring, bath with chrome mixer tap and glass. Shower screen, with thermostatic mains shower over, there is a toilet, stylish ceramic handbasin with pedestal and chrome mixer tap. White towel radiator, modern tiling to water sensitive areas. There is a uPVC double glazed window, down-lights and extractor.

Rear Garden
A landscaped garden with slate contoured, large patio and an area of lawn. There is a seating area made of raised decking. The garden is enclosed with timber fencing and has secured gate to the front.

Garage & Parking
Detached garage with up-and-over metal door, eaves storage, power, lighting and electric vehicle, charging point. Parking for 2-3 vehicles.

Frontage
There is well maintained gardens driveway and further lawned area and bushes, which are owned by this property.

Location
Reader Close is part of the Poets Meadow development, built by the premium home builders David Wilson Homes in 2019 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. Heathcote has an area within a short walk of this home with newly constructed shops.

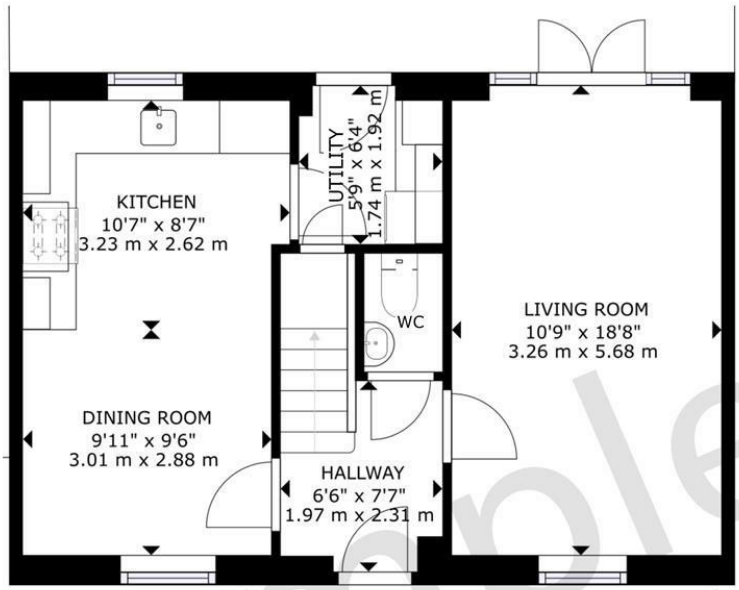
Lovely country walks can be found close by with Tachbrook Country Park right on your doorstep and there is also a Nuffield Heath fitness & well-being centre with walking distance of the property.

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 25mins and Birmingham City Centre in 30mins.

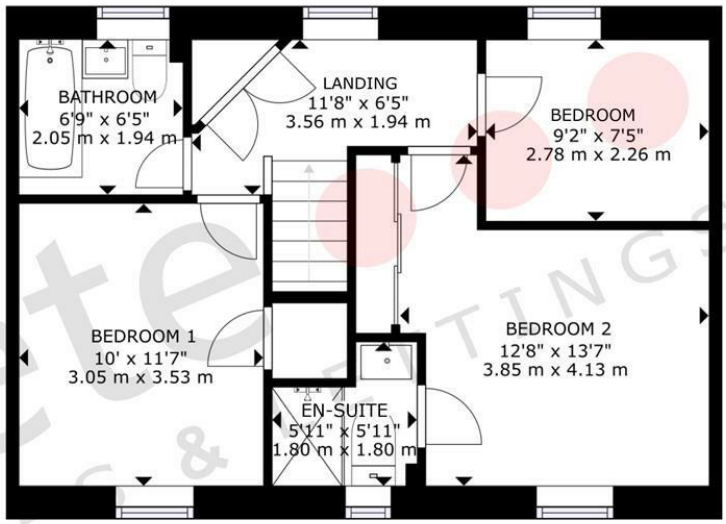
Warwick and Leamington offer exceptional schooling both independent and state-run primary and secondary. There is Heathcote primary school just a short walk from this wonderful family home as well as two nurseries and a local community centre. There is also the sought after Oakley School.



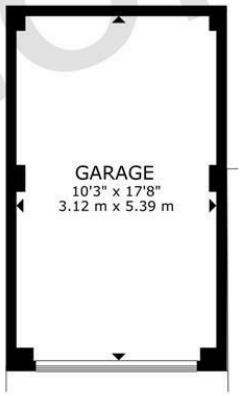




FLOOR 1



FLOOR 2



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GROSS INTERNAL AREA
FLOOR 1: 695 sq ft, 64.57 m2, FLOOR 2: 535 sq ft, 49.66 m2
TOTAL: 1230 sq ft, 114.23 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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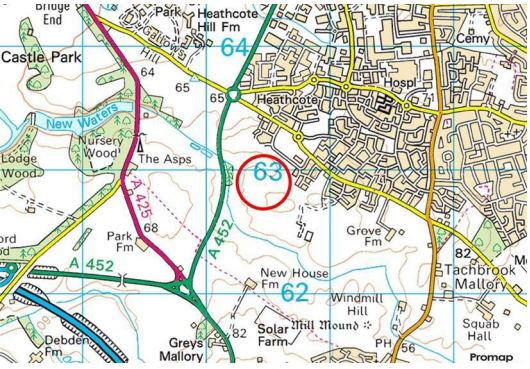


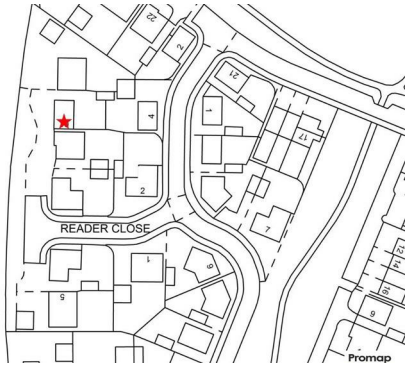


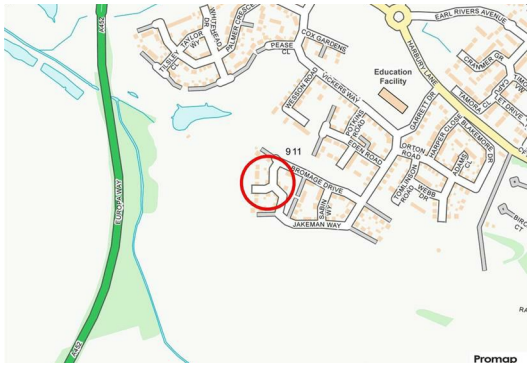




- Detached David Wilson
- Built 2019 'The Hadley' Design
- Private Drive Facing Country Park
- Good Access M40 & Jaguar Landrover
- 2-3 Car Parking Spaces
- Three Bedrooms
- Remainder NHBC
- Good Local Schools
- Detached Garage
- Two Bathrooms, Utility & Guest WC

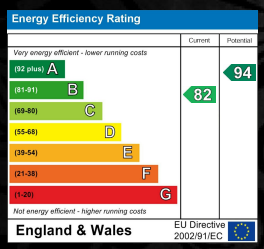






READER CLOSE, WARWICK

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



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