



TOUCHSTONE ROAD, HEATHCOTE

complete 
SALES & LETTINGS





A beautifully presented and thoughtfully extended detached family home built in 2000, offering generous and versatile living space throughout. The accommodation comprises an entrance hall, cosy snug, separate study ideal for home working, an impressive large living room, and a spacious open-plan kitchen diner perfect for modern family life and entertaining. There is also a boot area and ground floor shower room. Upstairs, the property boasts four well-proportioned double bedrooms, a stylish re-fitted en-suite and a contemporary family bathroom. Externally, the home benefits from a substantial driveway providing ample parking, a part garage for storage, and a sunny south-west facing rear garden ideal for outdoor dining and relaxation. Situated within the highly sought-after Heathcote development just south of Leamington Spa, the property offers excellent access to reputable local schools, shops, the M40 motorway, Leamington train station and remains particularly popular with Jaguar Land Rover employees. No Chain.



It's in the details...

Entrance Hall

Entrance door leads into the hallway which has fitted door matting, beautifully decorated with half white panelling, a carpeted staircase leads to the first floor that has open storage below. Double doors lead into the snug, a door through to the study and door through to living room. There is coving, a radiator and glazed door through to the kitchen diner.

Reception/Snug

A multipurpose room which has a wall of panelling, coving, a radiator, new carpet and a uPVC double glazed window to the front.

Study

Fitted with carpet, freshly decorated, coving, radiator and a uPVC double glazed window.

Living Room

A spacious living room, with a Cotswold stone fireplace stone, with quarry tiled base and a central gas fire. There is a large radiator, coving, two ceiling light points and timber double glazed French doors to the garden with matching side windows.

Kitchen Diner

A wonderful extended space, with large Italian off-white tiling to the floor and timber effect units, with dark worktops and brushed chrome chunky handles. There is space for a gas range style cooker which has black glass splash-back and a Rangemaster extractor over. There is space and plumbing for a dishwasher, space and plumbing for washing machine, a single bowl stainless steel sink with mixer tap and drainer. There is a centre island with storage drawers and a breakfast bar lip for 3-4 chairs. There is a recess for a large American style fridge, glass display cabinets, down-lighting, bevelled edge brick style tiling to the splash-backs, there is a uPVC double glazed window looking at the garden and large uPVC double glazed doors to the garden. There is a radiator and door through to the inner hall.

Boot Room/Inner Hall

Which is tiled and has a door to the shower room and door through to the garage.

Shower Room

With a quadrant glass shower enclosure, a Triton electric shower, a corner hand basin with a mixer tap, a toilet, fully tiled floor and walls, down-lights, a small radiator and an extractor.

Landing

A carpeted landing, half height panelling, two ceiling light points and a loft hatch to the part boarded loft. Storage cupboard with shelving, doors to the four bedrooms and family bathroom.

Bedroom One

A spacious double bedroom which is freshly decorated with fresh wallpaper wall, mirrored triple sliding wardrobe, and uPVC double glazed windows to the front and rear. There is a radiator.

En-Suite

A stylish fully tiled ensuite which has contemporary style toilet, a black tray -step in shower enclosure- with a static glass panel and glass flipper panel. There's a mains mixer rainfall shower with a handheld attachment. There's a large LED heated mirror, an electric shaver point, a floating drawer vanity storage unit with a stylish sink and mixer tap. There is a chrome towel radiator, down-lights, an extractor and a uPVC double glazed window.

Bedroom Two

A double bedroom which has new carpet, feature wallpaper wall and being freshly decorated. There is a A fitted double door mirrored wardrobe , a radiator and a uPVC





double glazed window.

Bedroom Three

A double bedroom which has new carpet, feature wallpaper wall and being freshly decorated. There is a radiator and a uPVC double glazed window. A double fitted wardrobe, and a useful recess.

Bedroom Four

A double bedroom which has new carpet, feature wallpaper wall and being freshly decorated. There is a radiator and a uPVC double glazed window.

Bathroom

Fitting with a white bath with chrome mix tap, mains thermostatic shower over, a toilet, a large tiled shelf with a sink with a mixer tap, and low-level storage. Two fixed mirrors, and electric shaver point, a radiator, and a uPVC double glazed window.

Rear Garden

Property has a sunny south West facing garden with a large area of contour patio and a good area of lawn. Garden is enclosed timber fencing has outdoor lighting and a tap. There is a paved passageway to the gate that leads to the front.

Drive & Garage

Property has very stylish tiled effect printed concrete. The property also has a single part-garage, with an up-and-over door, power and lighting. Pedestrian door through to the boot room/inner hall.

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. There are amenities within Warwick Gates, including parks, green walks, doctors, food



GROSS INTERNAL AREA

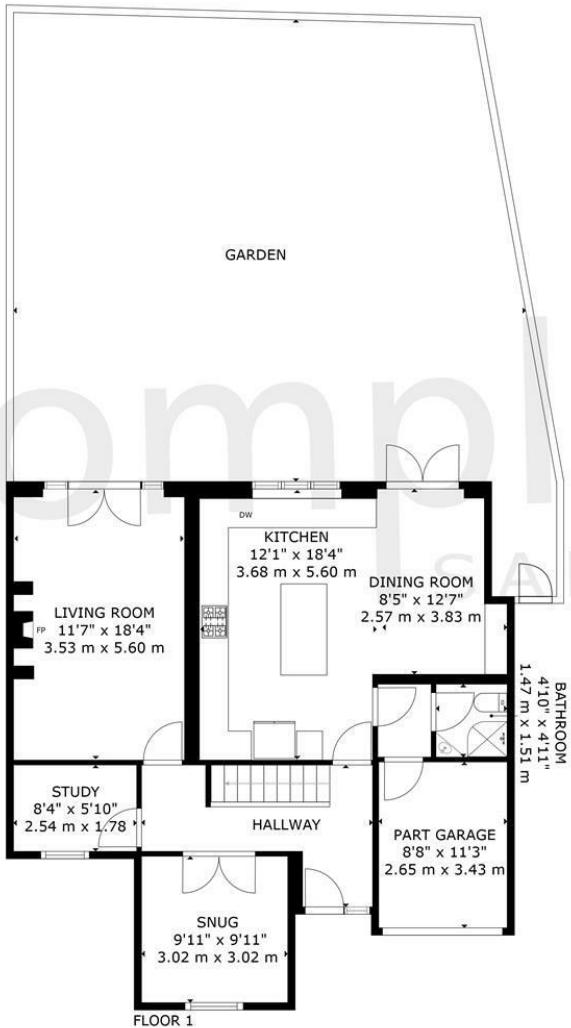
FLOOR 1: 881 sq. ft, 81 m², FLOOR 2: 721 sq. ft, 67 m² TOTAL :

1,602 sq. ft, 148 m²

EXCLUDED AREAS : GARAGE: 98 sq. ft, 9 m²

GARDEN: 1,065 sq. ft, 98 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



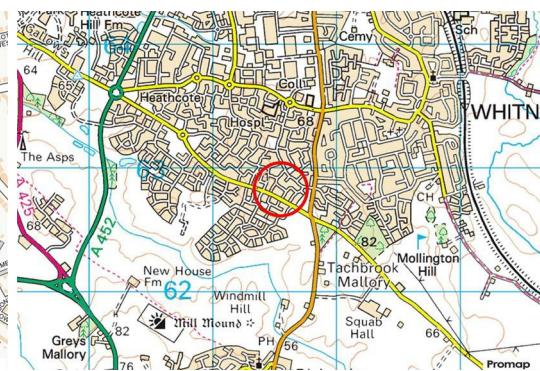
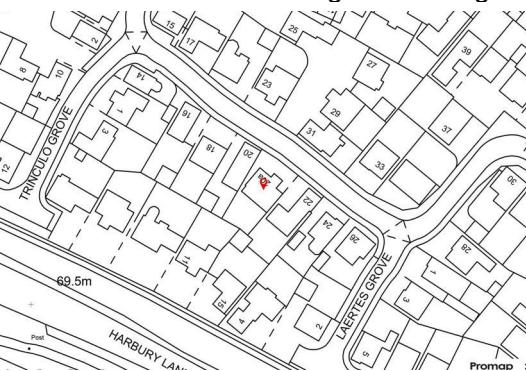
outlets, supermarkets and a public house. Close by, there is also the Shires retail park and Leamington Spa town centre itself, with its array of boutique-style shops, restaurants, cafes and beautiful parks. The property is in good school catchments, including Myton School, also local primary & infant schools on Vickers Way and the new Oakley School. 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 with so many more boutiques, outlets, restaurants and bars- also the Warwick Castle!





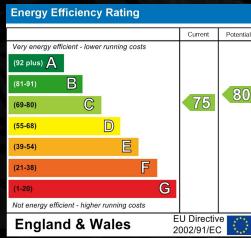
- Extended Detached
- Four Double Bedrooms
- Snug, Study & Shower Room
- Large Dining Kitchen
- Part Garage & Parking

- Built 2000- Owned From New
- Re-Fitted En-Suite
- Large Living Room
- South West Facing Garden
- No Chain



TOUCHSTONE ROAD, WARWICK

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



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