



BANQUO APPROACH, HEATHCOTE

complete ● ● ●
SALES & LETTINGS





An extended detached family home, built in 2001 and situated on the popular Heathcote development in Warwick. This well-proportioned design offers excellent family accommodation, including four double bedrooms and three bath/shower rooms on the first floor. The ground floor comprises an entrance hall, bay-fronted living room, separate dining room, breakfast kitchen, guest WC and garden room. Outside, there is side-by-side parking for three vehicles, an integral garage and a well-maintained rear garden. The property is conveniently positioned close to a children's play area, local shops, parks and excellent transport links.

Property details...

Entrance Hall

A double-glazed entrance door leads into the hallway, which has timber-effect laminate flooring, a radiator and a carpeted staircase rising to the first floor. Doors lead to the living room, breakfast kitchen, guest WC and integral garage.

Guest WC

Fitted with a white suite comprising a toilet and hand wash basin with mixer tap and storage cupboard beneath. There is also a radiator and extractor fan.

Living Room

A well-proportioned living room featuring a uPVC double-glazed bay window to the front elevation and a radiator. Double internal doors open into the dining room.

Breakfast Kitchen

Fitted with a range of painted timber units complemented by modern timber-effect worktops. The kitchen includes a large sink with mixer tap and flexible spray attachment, a fitted double oven, four-ring electric hob and extractor above. There is space and plumbing for a washing machine, under-cabinet lighting, tiled splashbacks and a uPVC double-glazed window. The room provides space for a breakfast table, two radiators and a uPVC double-glazed door with matching side windows opening into the garden room. A door leads through to the dining room.

Dining Room

A separate dining room with a uPVC double-glazed window overlooking the rear garden and a radiator. There is a door to the breakfast kitchen and double internal doors opening into the living room.

Garden Room

Constructed with a brick base and uPVC double-glazed windows, together with French doors opening onto the rear garden. The garden room now benefits from an insulated tiled roof and a ceiling light point, creating a comfortable and versatile additional reception space.

Landing

A carpeted landing with doors leading to all four bedrooms and the family bathroom. There is also a useful airing cupboard.

Bedroom One

A spacious double bedroom with two uPVC double-glazed windows to the front elevation, a radiator and two fitted double wardrobes. A door leads to the en-suite shower room.

En-Suite

A stylish, fully tiled en-suite fitted with a mains-fed shower and sliding glass shower door, pedestal hand wash basin and toilet. Further features include a chrome heated towel radiator, uPVC double-glazed window, extractor fan and ceiling downlights.

Bedroom Two

A spacious double bedroom with two uPVC double-glazed windows to the front elevation, a radiator and two fitted double wardrobes. A door leads to the Jack-and-Jill en-suite.

Jack-and-Jill En-Suite

Serving both bedrooms two and three, the en-suite is fitted with a sliding-door shower enclosure featuring grey brick-effect tiling and a mains-fed shower. There is also a pedestal hand wash basin, toilet, radiator, uPVC double-glazed window and ceiling downlights.

Bedroom Three

A double bedroom with a radiator and uPVC double-glazed window overlooking the rear



garden. A door provides access to the Jack-and-Jill en-suite.

Bedroom Four

A further double bedroom with a uPVC double-glazed window, fitted wardrobe and radiator.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and hand wash basin. There is also a uPVC double-glazed window and radiator.

Rear Garden

The well-maintained rear garden features a paved patio wrapping around the garden room, providing an ideal space for outdoor seating and entertaining. A picket fence separates the patio from the lawn, which is complemented by sleeper-retained planted borders and a hardstanding area for a garden shed.

Garage

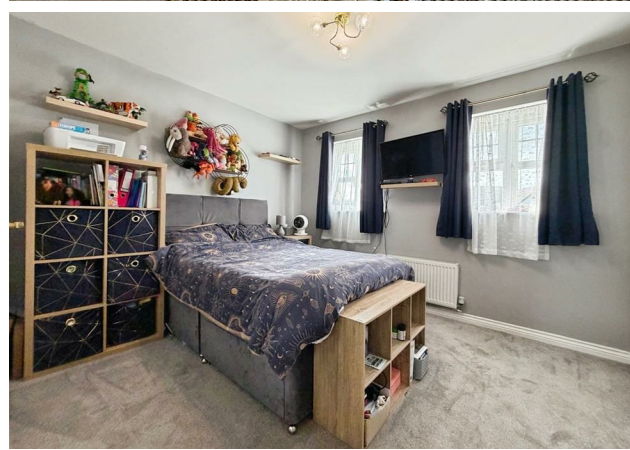
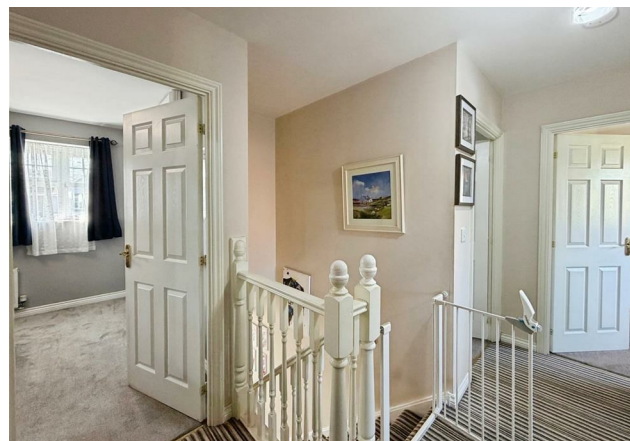
The integral garage has an up-and-over door, lighting and houses the consumer unit and recently installed Worcester gas boiler.

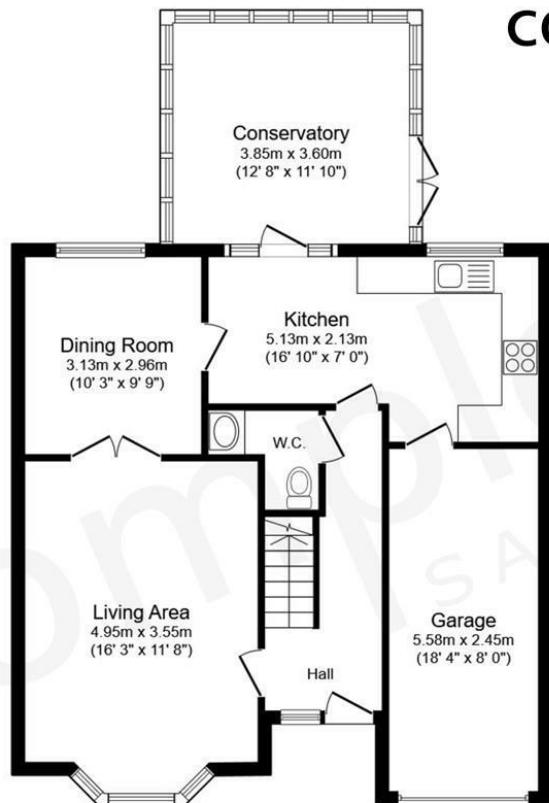
Parking

The frontage provides tarmac and block-paved side-by-side parking for three vehicles, together with a decorative stone-planted area and a covered porch over the entrance door.

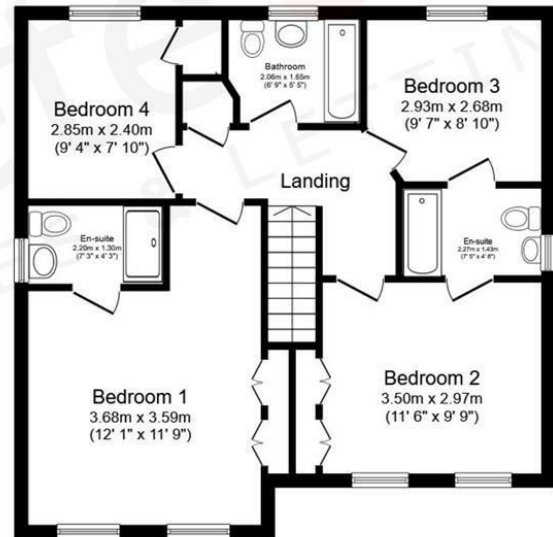
Location

Banquo Approach forms part of the highly regarded Heathcote development, a popular and well-established residential area on the southern side of Warwick. The property is conveniently positioned close to local shops, parks and children's play areas, with a choice of nearby primary schools and excellent secondary education available at Myton School and the new Oakley School. Heathcote offers easy access to Warwick, Leamington Spa and the Shires Retail Park, while commuters will appreciate the convenient links to the M40, Jaguar Land Rover and Leamington Spa railway station. The surrounding area also provides pleasant countryside, canal-side walks and a wide range of leisure amenities.





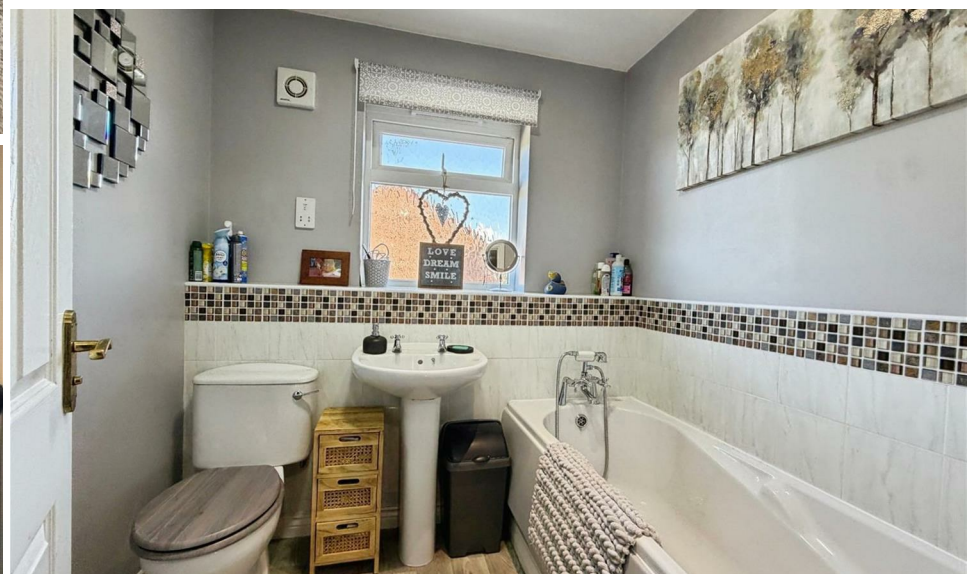
Ground Floor



First Floor

Total floor area: 148.5 sq.m. (1,599 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





- 2001 Detached Family Home
- Four Double Bedrooms
- Breakfast Kitchen
- Garden Room
- Garage & Three parking Spaces
- Spacious & Extended
- Two Reception Rooms
- Hallway & Guest WC
- Three Bathrooms
- Close To Park, M40 and JLR



BANQUO APPROACH, WARWICK

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

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
 SALES & LETTINGS