



BANQUO APPROACH, HEATHCOTE

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SALES & LETTINGS





Situated on the popular Warwick Gates development, the property is ideally positioned close to local shops and transport links, and offers convenient access to the M40 motorway network. The property itself benefits from gas central heating and double glazing throughout, along with the added advantages of an extended kitchen, an additional ground floor bedroom, and a rear garden featuring a timber garden office—ideal for working from home.



Entrance Hall

Entered via a uPVC door with obscured glazing, this space features dark wood-effect laminate flooring, a ceiling light point, and a central heating radiator. There is access to a downstairs WC, along with doors leading to the breakfast kitchen and living room, plus a useful understairs storage cupboard.

Kitchen/Diner

An extended breakfast kitchen featuring dual-aspect double-glazed windows to the front elevation and tiled flooring throughout. The space is fitted with a stylish range of high-gloss wall and base units with matching drawers, complemented by integrated appliances including a dishwasher, washing machine, microwave, wine fridge, and a double oven and grill, along with a four-ring gas hob and extractor fan. A large L-shaped breakfast bar provides additional storage and creates an ideal space for casual dining, while a designated family seating area offers room for relaxation. Further benefits include a double sink and drainer with mixer tap, under-unit lighting, ceiling spotlights, and wall-mounted lighting, making this a versatile and sociable hub of the home.



Lounge

A fully carpeted living room featuring a ceiling light point, TV connection, and central heating radiator. Elegant French doors open onto the rear garden, while internal double doors provide seamless access to the breakfast kitchen and adjoining lounge.



Guest Cloakroom

Guest WC comprising a low-level flush WC, central heating radiator, and an obscured glass window to the front elevation. The room is fitted with a ceramic hand basin featuring a mixer tap and vanity unit beneath, complemented by a ceiling light point.

Bedroom Four/Office

Bedroom Four, extended to the rear of the property, features double glazed windows overlooking the rear garden, a central heating radiator, and ceiling spotlights, all complemented by laminate flooring. This versatile room could equally serve as a home office or childrens playroom.

Stairs & Landing

Fully carpeted stairs and landing with ceiling light point, loft access and doors to 3 bedrooms and the family bathroom .

Bedroom One

A spacious master double bedroom featuring dual-aspect double glazed windows overlooking the front elevation. Fully carpeted and benefiting from a central heating radiator, the room includes fitted wardrobes and ample space for additional bedroom furniture such as a chest of drawers. A large over-stair storage cupboard provides further practical storage.





Bedroom Two

A well-proportioned double bedroom featuring a double glazed window overlooking the rear elevation. The room is fully carpeted and benefits from a central heating radiator and ceiling light point.

Bedroom Three

Bedroom Three is a well-presented single bedroom featuring a double glazed window overlooking the rear elevation, a central heating radiator, and a ceiling light point.

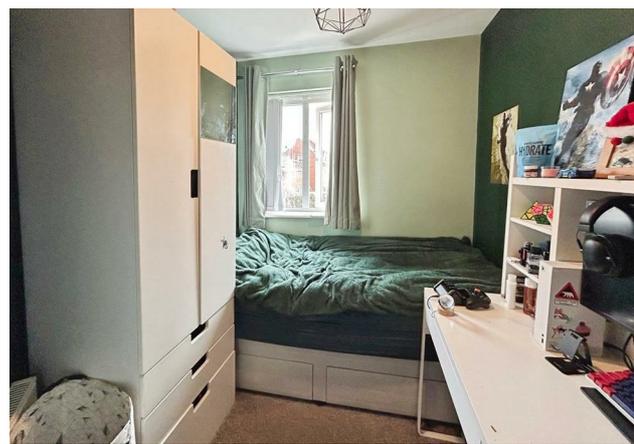
Family Bathroom

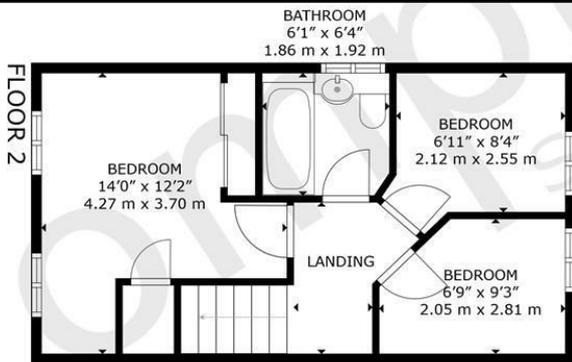
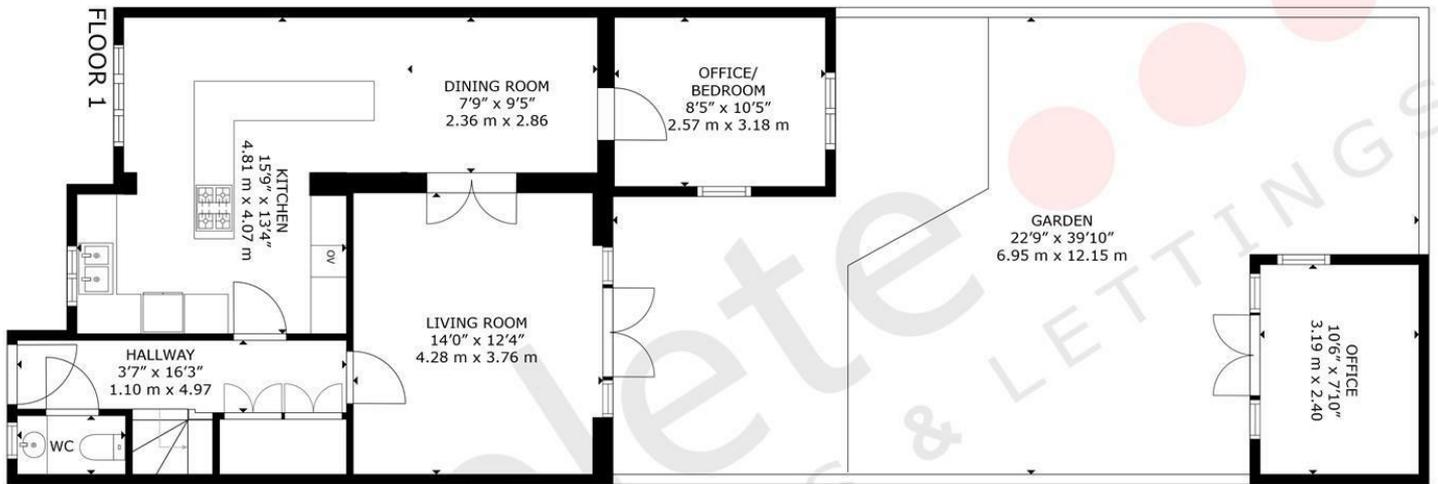
A partly tiled family bathroom fitted with a low-level flush WC, wall-mounted heated towel radiator, and an obscured double glazed window to the side elevation. The suite comprises a panelled bath with mixer tap and shower over, alongside a ceramic hand wash basin with mixer tap and vanity unit beneath. Additional features include ceiling spotlights and an extractor fan.

Rear Garden

A good-sized rear garden, mainly laid to artificial lawn with a patio area, offering an ideal space for outdoor entertaining. The garden is enclosed by timber fencing and benefits from outdoor lighting and side access to the front of the property. Additionally, there is a timber garden office equipped with power and lighting.

Front & Parking





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GROSS INTERNAL AREA
 FLOOR 1: 767 sq. ft, 71 m², FLOOR 2: 363 sq. ft, 33 m²
TOTAL: 1,130 sq. ft, 104 m²
 EXCLUDED AREA: GARDEN: 719 sq. ft, 66 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



To the front of the property, there is a neatly maintained lawned area alongside a driveway providing off-road parking for two vehicles.



- Terraced Family Home
- Four Bedrooms
- Lounge
- Off Street Parking
- Popular Location
- Extended Kitchen & Living Space
- Guest WC
- Family Bathroom
- Rear Garden With Timber Home Office
- Ideal First Time Buyer Home



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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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