



Connells

Palmer Crescent
Warwick



Property Description

Situated within the highly sought after development of Lower Heathcote, this beautifully presented extended three bedroom semi detached home, built in 2017, still benefits from the remainder of its NHBC warranty and offers immaculate accommodation throughout.

Upon entering, you are welcomed by a bright and airy entrance hallway, leading to a convenient downstairs cloakroom. The bay fronted lounge provides a cosy yet stylish living space, while the open plan kitchen diner forms the heart of the home - perfect for both everyday living and entertaining. The current owners have thoughtfully enhanced the property with an additional reception/dining room featuring a lantern roof and French doors that open out to the garden, flooding the space with natural light.

Upstairs, the property offers three well proportioned bedrooms, the principle bedroom benefitting from a generous fitted wardrobe and a modern ensuite shower room as well as the family bathroom.

Externally the property enjoys a private rear garden complete with a summer house, ideal for relaxing or offering scope to work from home. To the front of the property there is driveway parking for two vehicles.

Offered for sale with no onward chain, this property would make an ideal first time purchase, investment opportunity or family home.

Approach

The property is set back from the road behind the driveway with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator, tiled flooring and doors to the downstairs W/C, lounge and kitchen diner.

Downstairs W/C

Fitted with a wash hand basin, W/C with concealed cistern, tiling to the splash back areas, tiled flooring, a radiator and a double glazed window to front elevation.

Lounge

18' 5" max into bay x 11' 2" (5.61m max into bay x 3.40m)

Generously sized, bay-fronted lounge consisting of two radiators, television and telephone points, French doors leading to the kitchen/diner and a double glazed bay window to front elevation with fitted blinds.

Kitchen/Diner

9' 7" x 18' 3" (2.92m x 5.56m)

Fitted with a range of wall and base units with complementary wood effect work surfaces over and upstand, incorporating a stainless steel, one and a half bowl, sink and drainer unit. Integrated appliances include and electric oven, electric hob with cooker hood over, a dishwasher and a fridge/freezer, whilst providing space for a washing machine.

Benefitting from a breakfast bar, two radiators, ceiling spotlights, tiled flooring, a double glazed window to rear elevation and open to the additional dining room.

Dining Room

9' 7" x 16' 1" (2.92m x 4.90m)

A fantastic addition to the original build as an addition dining area offering light and airy feel with a lantern roof, an electric radiator, double glazed windows to side and rear elevations with fitted blinds and French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is access to the partly boarded loft, a built-in storage cupboard and doors to all bedrooms and the family bathroom.

Master Bedroom

10' 8" x 10' 7" (3.25m x 3.23m)

Double bedroom benefitting from a generous built in wardrobe, a radiator, a double glazed window to front elevation with fitted blinds and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, double shower and a W/C with concealed cistern. Having partly tiled walls, tiled flooring, a shaver point, ceiling spotlights, a heated towel rail and a double glazed window to front elevation.

Bedroom Two

11' 3" x 8' 10" (3.43m x 2.69m)

Double bedroom having a radiator and a

double glazed window to rear elevation with fitted blinds.

Bedroom Three

9' 6" x 6' 8" (2.90m x 2.03m)

With a radiator and a double glazed window to rear elevation with fitted blinds.

Bathroom

Modern white three piece fitted with a wash hand basin, double-ended bath with mixer taps and shower over and a W/C with concealed cistern. Having partly tiled walls, tiled flooring, ceiling spotlights, a shaver point, a heated towel rail and an extractor fan.

Outside

Rear Garden

Beautifully maintained South-facing, private garden ideal for low maintenance approach. Being mainly laid to astro turf and fence enclosed, with a patio area and gated side access.

Summer House

9' 3" x 5' 8" (2.82m x 1.73m)

Parking

Driveway providing parking for two cars side by side.









Ground Floor



First Floor

Total floor area 102.3 m² (1,101 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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