



TOUCHSTONE ROAD, HEATHCOTE

complete ●●●  
SALES & LETTINGS





A stylish extended detached home built in 2000, situated in Heathcote, Warwick. The property comprises of entrance hall, guest WC, living room, extended family kitchen diner which has a quartz centre Island breakfast bar & bi-folding doors to the garden. There is a utility, four bedrooms, a bathroom and an en-suite. There is block paved parking and further gated parking, a brick built detached garage and South facing rear garden. Well located for local schools such as the new Oakley School and Myton School, the M40, Shires Retail Park, Leamington train station and Jaguar Land Rover



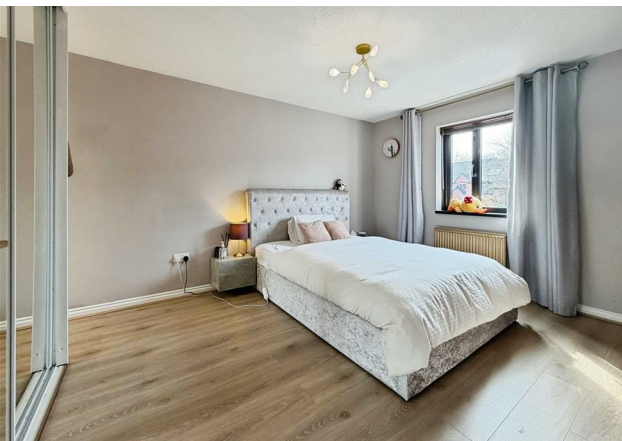
It's in the details....

#### Entrance Hall

Painted timber door with side matching windows leads into the hallway which has timber effect Luxury vinyl tile flooring there was a stair staircase leading to the first floor which has laminate runners and painted balustrade & handrail. There is a small storage cupboard and open storage under the stairs glazed doors to the living room and family kitchen diner. Door through to guest WC.

#### Guest WC

Continuation of the luxury vinyl tile flooring, there is a toilet, radiator, hand basin with mixer tap, LED lighting and an extractor.



#### Living Room

A full-width living room, which has two uPVC double glazed windows feature panelling and a fireplace. Radiator.

#### Family Kitchen Diner

A wonderful extended open plan space, with oversized polished marble effect tiling, a feature marble vein quartz centre Island, with pop-up plug sockets, breakfast bar lip for 4-5 chairs, a circle sink with a surface mounted mixer tap, storage with LED lighting. The kitchen has mat grey finished units with LED detail lighting, marble effect worktops with a Samsung four ring electric hob with Samsung extractor over. There is a one and a half bowl stainless steel sink with mixer tap and drainer, there is a fitted microwave, AEG fitted oven, large larder storage, space & plumbing for a dishwasher, there is under-cabinet lighting, a recess perfect for a American style fridge freezer and a door through to utility. There are several light points and down-lights. There are two timber Velux windows to the ceiling and there is anthracite coloured uPVC double glazed bi-folding doors with matching side windows. There's feature detailed panelling and a radiator. Timber double glazed window to the side.



#### Utility

With a continuation of the large marble effect tiling, worktop with open storage below, a storage cupboard and space & plumbing for a washing machine. There was a radiator, an extractor and door to the storage cupboard which has a Vaillant gas boiler.

#### Landing

With timber effect laminate flooring, a timber double glazed window to the side, a radiator, doors to the four bedrooms and family bathroom.

#### Bedroom One

A spacious double bedroom, with laminate flooring, radiator and a uPVC double glazed window overlooking the garden. Fitted triple mirror door wardrobe and door through to the en-suite.

#### Bedroom En-Suite

Which has been re-fitted to include white vanity storage units with sink, mixer tap, concealed waste toilet, a large step in shower enclosure with glass shower screen and mains of thermostatic shower. There is a chrome towel radiator, down-lights, an extractor and a timber Velux high-level window.

#### Bedroom Two

With timber flat laminate flooring, feature wallpaper wall, radiator and a timber double glazed window. There was a double mirrored fitted wardrobe.

#### Bedroom Three

With timber effect laminate flooring, a radiator and a timber double glazed window to the side.





#### Bedroom Four

With laminate flooring, radiator and a uPVC double glazed window overlooking the garden.

#### Bathroom

Fitted with a modern deep bath, that has a chrome mixer tap and handheld shower attachment. There is a rainfall mains shower and glass shower screen. There was a large vanity drawer unit, with a sink and a mixer tap. There is a toilet, chrome tower radiator, down-lights and an extractor.

#### Rea Garden

There is a sunny South facing rear garden which has timber patio and artificial lawn. There is a slabbed pathway that leads to the door to the double garage.

#### Parking

The property has block paved parking for a couple of cars, which also leads through timber secure gates through to a further area of parking for another two cars side-by-side.

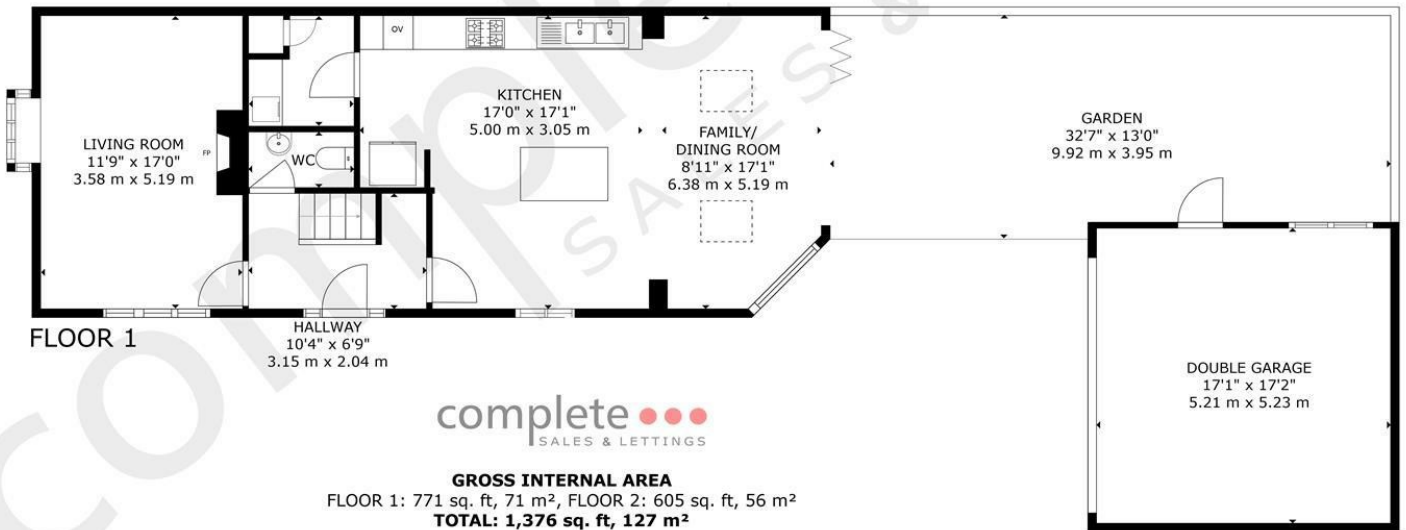
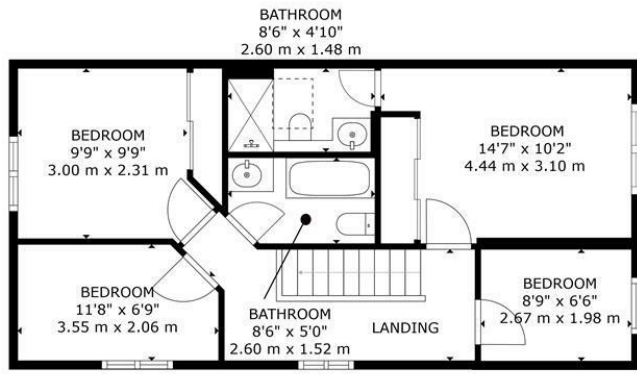
#### Double Garage

There is a detached brick-built double garage, which has a pitched roof and up and over door. Power lighting and pedestrian door to the side. Boarded storage above.

#### 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 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!



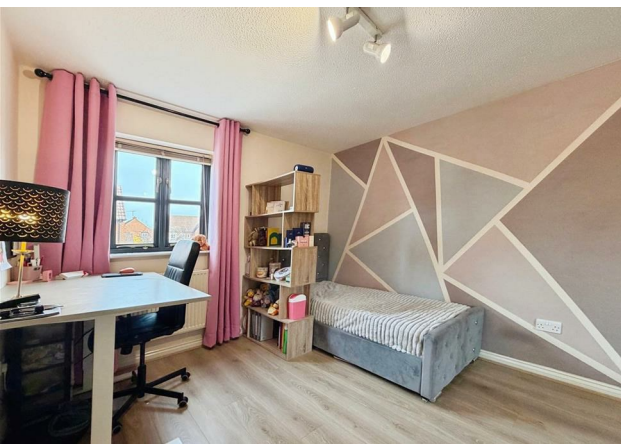


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**GROSS INTERNAL AREA**  
 FLOOR 1: 771 sq. ft, 71 m<sup>2</sup>, FLOOR 2: 605 sq. ft, 56 m<sup>2</sup>  
**TOTAL: 1,376 sq. ft, 127 m<sup>2</sup>**  
 EXCLUDED AREAS: GARAGE: 293 sq. ft, 27 m<sup>2</sup>, PATIO 405 sq. ft, 37 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

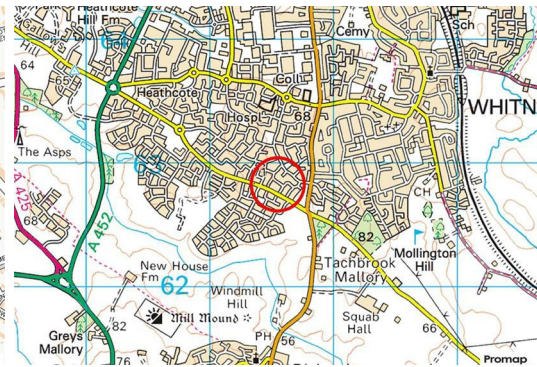
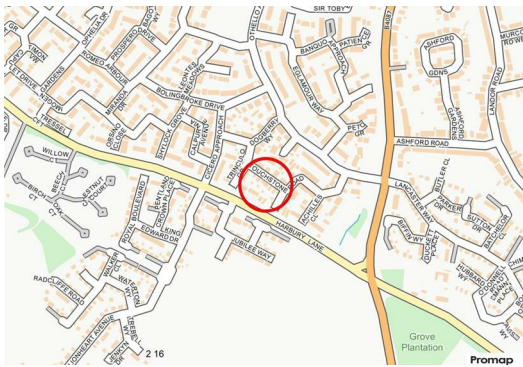
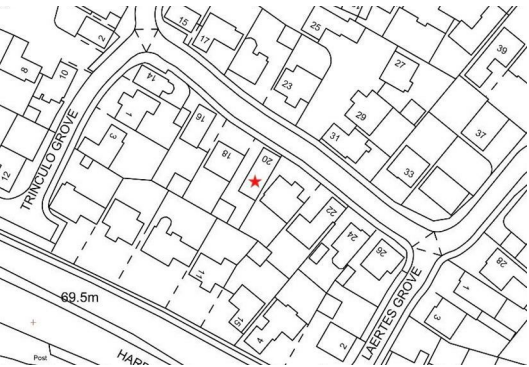


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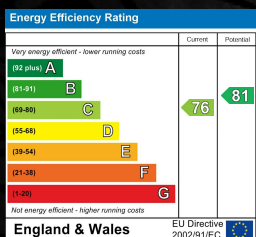


- Extended Detached
- Four Bedrooms
- En-Suite & Family Bathroom
- Open Plan Family Kitchen Diner
- Detached Double Garage
- Built In 2000
- Bi-Folding Doors
- Utility & guest WC
- Quartz Centre Island
- Parking & Gated Off Road Parking



## TOUCHSTONE ROAD, WARWICK

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



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