



Connells

Palmer Crescent
Warwick

Palmer Crescent Warwick CV34 7BD

for sale offers over
£425,000



Property Description

Occupying a highly sought after and convenient location in the ever popular Lower Heathcote, this attractive detached home offers a wealth of generous accommodation. Lovingly maintained by the current owner, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, a spacious lounge, downstairs cloakroom and open plan kitchen dining room. To the first floor there are three bedrooms the master benefitting from fitted wardrobes and an ensuite shower room as well as the family bathroom.

Externally the property benefits from a driveway for two cars, garage and private rear garden!

Location

Lower Heathcote park offers an abundance of local amenities on your door step including the Heathcote primary school and Little Pioneers day nursery on site, Coop incorporating Deli & Co with outdoor seating area, Harbury Catch Fish and Chip Shop with alfresco dining and outdoor seating, Bewitched Coffee shop (which is dog friendly), Dentist and Skincare Clinic as well as Pharmacy all on site! There are also several bus stops throughout with a bus running approx. every 20 minutes. Access to Leamington and Warwick is easy in both directions being located on the border of both and access to the M40 is within a couple of minutes' drive.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator and doors to the lounge, kitchen dining room and cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to front elevation.

Lounge

18' 3" max to bay x 11' 1" (5.56m max to bay x 3.38m)

Spacious bay-fronted lounge having a feature fire place, two radiators and French doors leading to the kitchen.

Kitchen Dining Room

9' 5" x 18' 3" (2.87m x 5.56m)

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, washing machine, dishwasher and a fridge/freezer. Housing the central heating boiler and comprising a radiator, a double glazed window to rear elevation and French doors leading out to the garden.

First Floor

Landing

The stairs lead from the hallway. Comprising an airing cupboard, loft access and doors to all bedrooms and the family bathroom.

Bedroom One

10' 8" x 10' 11" (3.25m x 3.33m)

Double bedroom having fitted wardrobe, a radiator, television point, a double glazed window to front elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, a shower cubicle and low level W/C. Having partly tiled walls, a shaver point and a double glazed window to front elevation.

Bedroom Two

8' 10" x 11' 4" (2.69m x 3.45m)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Three

6' 9" x 9' 7" (2.06m x 2.92m)

Having a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a double-ended bath with shower over and low level W/C. Having partly tiled walls and a heated towel rail.

Outside

Rear Garden

Private and beautifully maintained garden, being mainly laid to lawn and fence enclosed. Comprising a patio area, planted borders, a Summer House and gated side access.

Parking

Driveway to front providing off road parking for two cars.

Garage

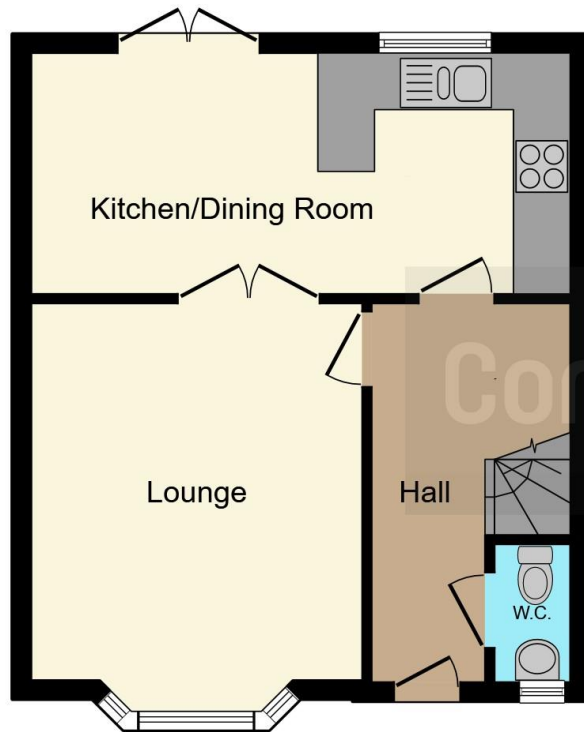
18' x 8' 11" (5.49m x 2.72m)

Having power, light, an up and over door in addition to a door to rear.

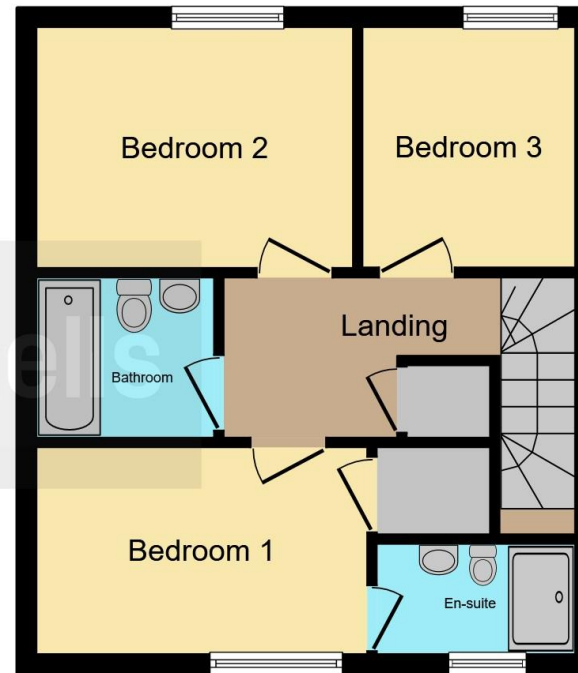








Ground Floor



First Floor

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.focalagent.com

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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