



**Connells**

Fullarton Avenue  
Warwick





### Property Description

A superb three-bedroom detached family home, built in 2022 and situated within a highly sought-after development just off Europa Way, offering excellent access to Leamington Spa, Warwick, The Shires Retail Park, and the M40 motorway. Enjoying a prime position within this popular modern development, the property remains covered by the remainder of its NHBC warranty and offers well-presented accommodation throughout.

The accommodation briefly comprises a welcoming entrance hallway, a downstairs cloakroom, and a contemporary open-plan kitchen/dining area which flows seamlessly into the lounge, creating an ideal space for both family living and entertaining.

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a private garden, providing an excellent space for outdoor relaxation, while tandem driveway parking offers off-road parking for two vehicles.

Combining modern accommodation, a desirable location, and excellent commuter links, this is an ideal home for first-time buyers, growing families, and professionals alike.

### Entrance Hallway

Welcoming entrance hallway with an under stairs cupboard and open to the kitchen living dining room.

### Lounge

Generously sized, light and airy lounge consisting of a radiator, a double glazed window to front elevation and doors leading out to the garden.

### Kitchen Diner

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an eye-level electric oven, electric hob with cooker hood over, a microwave, a dishwasher and a fridge/freezer, whilst providing space for a washing machine. Comprising a pantry cupboard, double glazed windows to front and side elevations and a door to;

### Downstairs Cloakroom

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

## First Floor

### Landing

There is a cupboard over the stair bulkhead, access to the loft, a radiator and doors to all bedrooms and the family bathroom.

### Master Bedroom

Double bedroom having a radiator, double glazed windows to front and side elevations and a door to;

### En-Suite

Three piece suite fitted with a wash hand basin, a walk-in shower and a low level W/C. Having partly tiled walls, ceiling spotlights, a fitted towel rail and a double glazed window to front elevation.

### Bedroom Two

Double bedroom with a radiator and double glazed windows to front and side elevations.

### Bedroom Three

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

### Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to side elevation.

### Outside

### Rear Garden

Beautifully maintained garden being mainly laid to lawn and wall and fence enclosed, with a patio area.

### Driveway

Driveway providing off road parking for two cars in tandem.

### Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



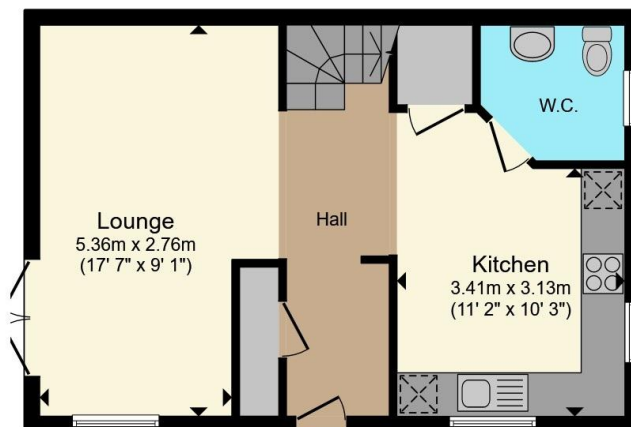




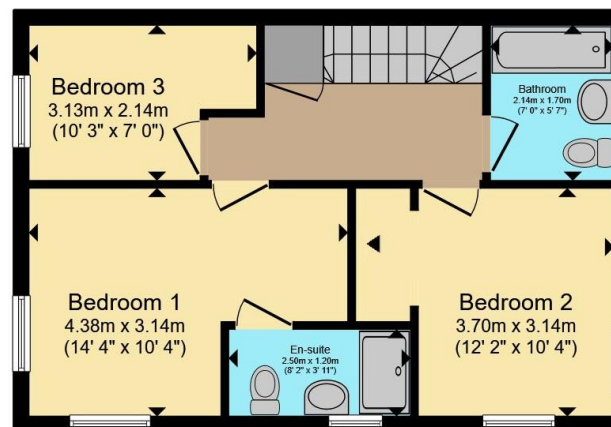








**Ground Floor**



**First Floor**

Total floor area 86.4 m<sup>2</sup> (930 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](http://www.propertybox.io)

**Connells**

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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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