



Connells

Conrad Lewis Way
Warwick



Property Description

Located within the highly sought-after Purbeck Village development, this immaculately presented two-bedroom end-of-terrace home enjoys a prime position just a short walk from Leamington Spa town centre, The Shires Retail Park, and Leamington Spa train station.

The accommodation is thoughtfully arranged and finished to a high standard throughout. On the ground floor, the property offers a modern open-plan kitchen/diner, ideal for everyday living and entertaining and a downstairs cloakroom. To the rear, a spacious lounge benefits from French doors opening directly onto the garden, creating a bright and airy living space.

Upstairs, there are two double bedrooms, both featuring fitted wardrobes, alongside a family bathroom fitted with contemporary fixtures.

Externally, the property boasts a generous landscaped rear garden, perfect for outdoor dining and relaxation. To the side, there is a driveway providing tandem parking for two vehicles.

This attractive home offers an excellent opportunity for first-time buyers, professionals, or downsizers seeking a quality property in a convenient and desirable location.

Approach

Set back from the road overlooking the green space with a planted fore garden and a pathway to the front entrance.

Kitchen/Diner

9' 1" x 14' 6" (2.77m x 4.42m)

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Comprising a radiator and a double glazed window to front elevation and leading through to the lounge area.

Lounge

9' 5" x 14' 6" (2.87m x 4.42m)

Spacious, light and airy lounge consisting of an under stairs storage cupboard, a radiator and double glazed French doors leading to the garden.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiling to the splash back areas and a radiator.

First Floor

Landing

There is access to the loft with doors to both bedrooms and the family bathroom.

Bedroom One

9' 2" x 12' 6" to wardrobes (2.79m x 3.81m to wardrobes)

Double bedroom benefitting from fitted wardrobes with sliding mirrored doors, a radiator and two double glazed windows to front elevation.

Bedroom Two

10' 3" to wardrobe x 7' 5" (3.12m to wardrobe x 2.26m)

Double bedroom having a fitted wardrobe, an airing cupboard housing the central heating boiler, radiator and a double glazed window to rear elevation.

Bathroom

Modern, white 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 rear elevation.

Outside

Rear Garden

A good size well-maintained garden being mainly laid to lawn and fence enclosed, with a patio area and access to the Summer House.

Summer House

Having power and light.

Parking

Driveway providing off road parking for two cars in tandem.

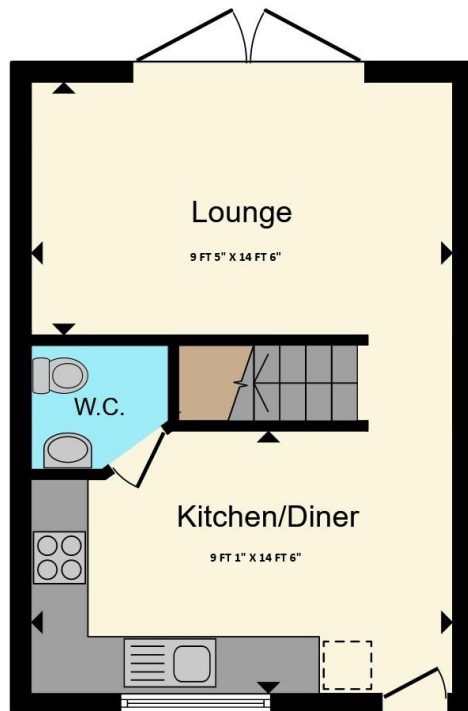
Seller's Comments

We loved the design which has the staircase up the middle - it gives real privacy to the sitting room and also separates the two bedrooms upstairs.

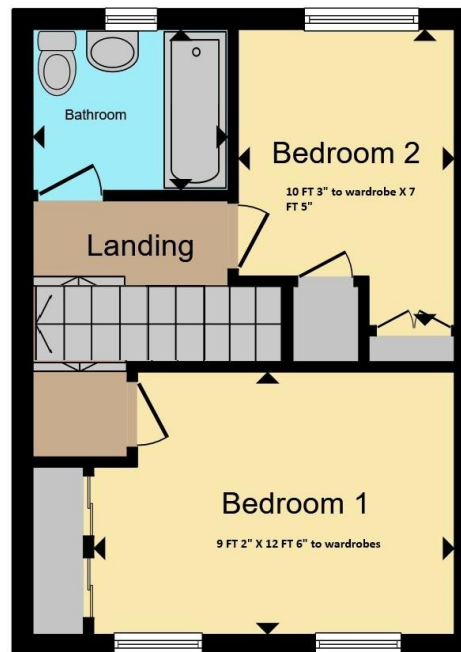








Ground Floor



First Floor

Total floor area 56.5 m² (608 sq.ft.) approx

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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