



**Connells**

Palmer Crescent  
Warwick



## Property Description

An immaculate three bedroom semi detached home, built in 2018 and still benefiting from the remainder of the NHBC warranty, ideally located in the sought after Lower Heathcote area and within walking distance of a wide range of local amenities.

The property is beautifully presented throughout and briefly comprises, a welcoming entrance hall, convenient cloakroom, a spacious lounge and a modern open plan kitchen diner which enjoys views over the rear garden - ideal for both everyday living and entertaining.

To the first floor are two generous double bedrooms, with the principle bedroom featuring an ensuite shower room and two useful storage cupboards, along with a well proportioned third single bedroom. A contemporary family bathroom completes the accommodation.

Externally the property boasts a landscaped and generously sized rear garden being mainly laid to lawn. Further benefits include a detached garage and driveway parking for two vehicles.

## Entrance Hall

Welcoming entrance hallway comprising a radiator and doors to the cloakroom and lounge.

## Cloakroom

Convenient partly tiled cloakroom comprising a low level W/C with concealed cistern, wash

hand basin and radiator.

## Lounge

16' 8" max x 12' 7" max ( 5.08m max x 3.84m max )

Spacious lounge with stairs rising to the first floor, useful understairs storage, two radiators and a double glazed window to the front elevation.

## Kitchen Diner

11' 3" max x 15' 6" ( 3.43m max x 4.72m )

Modern fitted kitchen with high gloss wall and base units and complimentary work surfaces over, Comprising tiling to the splashbacks and integrated appliances to include a oven with gas hob and cooker hood over, fridge freezer and dishwasher. There is plumbing for a washing machine, a radiator and double glazed French doors leading out to the rear garden.



## First Floor

### Landing

With stairs lead from the lounge and doors off to the three bedroom and family bathroom. Also with loft access to boarded loft with fitted ladder.

### Master Bedroom

11' 3" max into door recess x 11' 4" ( 3.43m max into door recess x 3.45m )

Double bedroom benefitting from two storage cupboards, a radiator and a double glazed window to the rear elevation and a door to the:

### Ensuite

Modern three piece suite comprising a low level W/C with concealed cistern, wash hand basin and double walk in shower, being partly tiled with a radiator and ceiling spotlights.

### Bedroom Two

10' x 8' 6" ( 3.05m x 2.59m )

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

### Bedroom Three

6' 7" x 6' 7" ( 2.01m x 2.01m )

Single third bedroom comprising a radiator and a double glazed window to the front elevation.

### Bathroom

Immaculate three piece suite comprising a low level W/C with concealed cistern, wash hand basin, bath with mixer taps and shower over. Being partly tiled with a shaver point, radiator and ceiling spotlights.

### Outside

### Rear Garden

Generous rear garden being mainly laid to lawn with patio area, fully fence enclosed with gated side access and planted border.

### Garage

20' 4" x 10' 6" ( 6.20m x 3.20m )

Single detached garage with power, light and up and over door.

### Driveway

Providing off road parking for two cars to the side of the property.

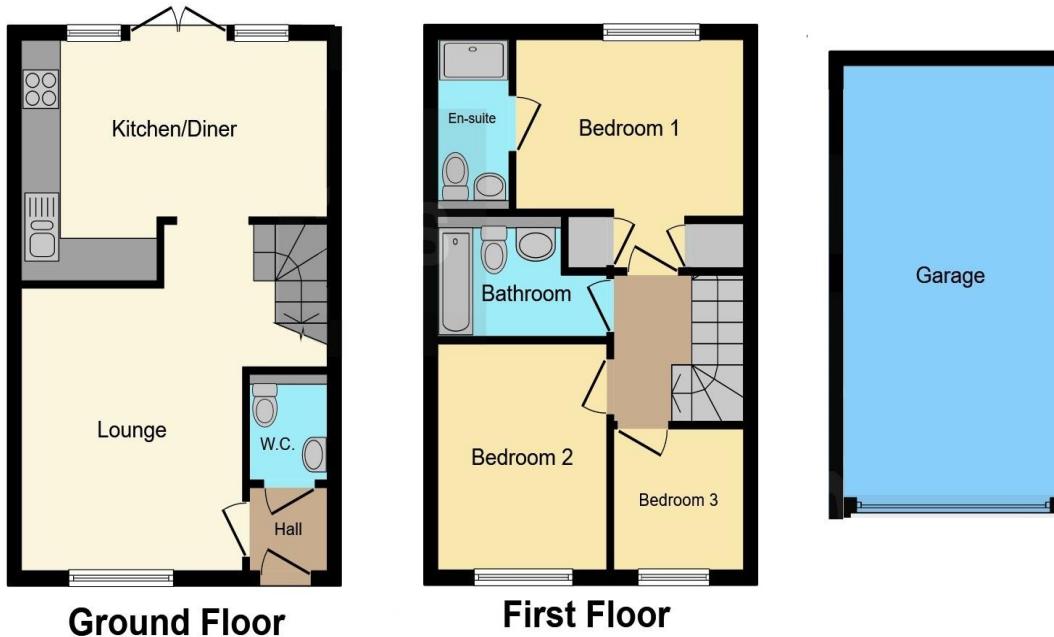
### Seller's Comments

We particularly value the spacious garden and the open-plan kitchen and dining area, which are ideal for entertaining. The property also benefits from a larger-than-average garage + boarded loft, offering excellent practicality. The location is highly desirable, with a wide range of amenities and parks within walking distance, as well as convenient access to a gym, schools and nursery. In addition, the property is situated within an enhanced school catchment area with outstanding academic performance.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

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