



**Connells**

Conrad Lewis Way  
Warwick



Conrad Lewis Way  
Warwick CV34 8AN

for sale offers in excess of  
**£375,000**



## Property Description

Built in 2020, this modern three-bedroom semi-detached family home combines stylish design with practical living spaces.

To the side of the property is a private driveway providing parking for two vehicles, along with a gated access leading through to the rear garden. A pathway to the front leads you into the welcoming open-plan kitchen, dining, and living area - a bright and versatile space ideal for both family life and entertaining. The kitchen comes complete with built-in appliances, and the ground floor also benefits from a guest W/C and a useful storage cupboard.

Upstairs, there are three well-proportioned bedrooms. The master bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

The rear garden is laid mainly to lawn with a paved patio area, perfect for outdoor dining, enclosed with fenced boundaries, and a side gate providing access back to the driveway.

This attractive home is an excellent opportunity for families or first-time buyers seeking a modern property with all the benefits of contemporary living.

## Location

Europa Way is a highly desirable residential area, conveniently positioned to the south of both Warwick and Leamington Spa, with excellent access to the M40 and A46. Ideally located almost equally between the two towns, residents can enjoy the very best of

both.

Warwick and Leamington Spa are vibrant market towns in the heart of the Midlands, each with a rich and fascinating history. Their centres blend charming period architecture with modern developments and offer an excellent choice of national retailers, independent boutiques, cafés, pubs, and restaurants. The rivers Avon and Leam meander through the towns, passing Warwick Castle and the Royal Pump Rooms, with beautiful parks and green spaces lining their banks.

Families are well catered for, with a wide selection of both state and independent schools across all age ranges. For commuters, Warwick and Leamington Spa rail stations provide direct services to London Marylebone and Birmingham Moor Street, making Europa Way a superbly connected and convenient place to call home.

## Approach

Via front garden and driveway to the side, with a pathway leading to the front door which lead into;

## Open Plan Lounge/Kitchen/Diner

17' 5" x 26' 2" ( 5.31m x 7.98m )

## Kitchen/Diner Area

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 electric oven, electric hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. With a built-in microwave, a double glazed window to front elevation and a door to the downstairs cloakroom.

## Lounge Area

Spacious, light and airy lounge area. With stairs rising to the first floor and an understairs storage cupboard. Consisting of a television point, a radiator and Bi-fold doors leading into the garden.

## Downstairs Cloakroom

Fitted with a wash hand basin, a low level W/C, a radiator and an extractor fan.

## First Floor

### Landing

The stairs lead from the lounge area. There is a radiator, a double glazed window to side elevation and an airing cupboard housing the gas central heating boiler.

## Bedroom One

11' 9" to wardrobes x 10' max ( 3.58m to wardrobes x 3.05m max )

Double bedroom benefitting from built-in wardrobes, a radiator, a double glazed window to rear elevation and a door to;

### En-Suite

Three piece suite fitted with a wash hand basin, a shower cubicle and a low level W/C. Having partly tiled walls, shaver point, ceiling spotlights, a heated towel rail and ceiling spotlights.

## Bedroom Two

9' 8" max x 10' 1" max ( 2.95m max x 3.07m max )

Double bedroom having built-in wardrobes, a radiator and a double glazed window to front elevation.

## Bedroom Three

7' 3" max x 10' 5" max ( 2.21m max x 3.17m max )

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

## Bathroom

Three piece suite fitted with a wash hand basin, a bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, shaver point, extractor fan, ceiling spotlights, a heated towel rail and a double glazed window to front elevation.

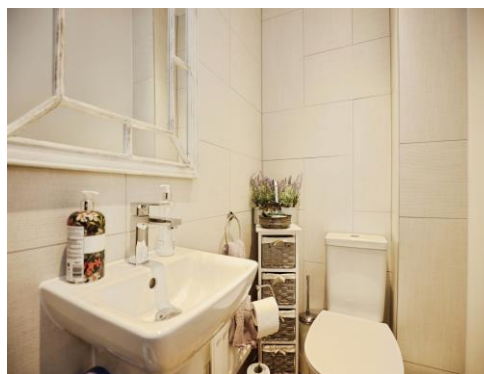
## Outside

### Rear Garden

Good size rear garden which is beautifully maintained, being mainly laid to lawn and fence panels to the borders, with a patio area perfect for external dining, having an outdoor tap and a side gate leading to the driveway giving access to the front.

## Parking

Driveway providing off road parking for two cars.

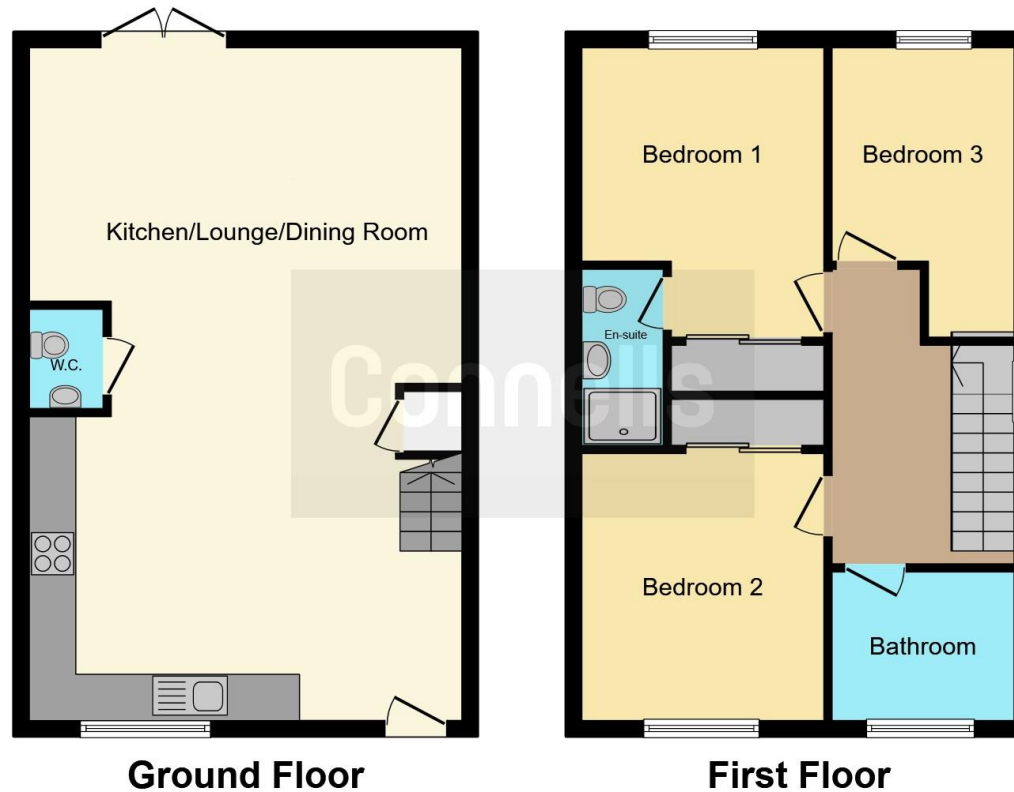












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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