



Connells

Weavers Way
Stockton Southam



Property Description

Situated within the sought-after village of Stockton, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

Built in 2017 and benefiting from a highly efficient EPC rating, the property welcomes you with a bright entrance hall leading to a generous kitchen/diner and living room with doors opening onto the rear garden. The heart of the home is the stylish kitchen/dining room, providing an excellent space for both everyday family life and entertaining guests. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, there are four well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from driveway parking and an enclosed rear garden, offering a safe and private space for children to play or for outdoor entertaining.

Stockton is a popular Warwickshire village surrounded by attractive countryside and canal-side walks, whilst remaining conveniently located for Southam, Leamington Spa, Rugby, Warwick and Junction 12 of the M40. The village offers a range of local amenities including a primary school, village shop, public houses, sports clubs and excellent community facilities, making it an ideal location for families and professionals alike.

Approach

The property enjoys an attractive position within a modern residential development and is approached via a paved pathway leading to a covered entrance porch. The front garden is neatly laid to lawn with decorative planting, creating an inviting first impression. A

generous tandem driveway to the side provides ample off-road parking for multiple vehicles and leads to a detached garage, offering additional storage and practicality. The attractive red-brick façade, complemented by a traditional-style pitched canopy porch, enhances the home's kerb appeal and character. Gated side access provides convenient entry to the rear garden.

Entrance Hall

The entrance hall has wooden flooring throughout, stair access to the first floor with a storage cupboard under the stairs. Doors leading into the kitchen/diner, downstairs W/C and lounge.

Downstairs W/C

The downstairs W/C is complete with a sink basin and low level WC, wooden flooring and a radiator.

Kitchen/Diner

A bright and well-appointed kitchen/dining room, fitted with a range of modern wall and base units complemented by contrasting work surfaces and stylish tiled splashbacks. Integrated appliances include an electric oven with hob and extractor hood over, washing machine, fridge freezer and dishwasher. A double glazed window to the front elevation allows for plenty of natural light, creating a welcoming atmosphere throughout. The dining area comfortably accommodates a family dining table, making this an ideal space for everyday meals, entertaining guests, or enjoying family life. Wood-effect vinyl flooring and neutral décor complete this practical and attractive room.

Lounge

The landing is fully carpeted with doors leading to the bedrooms and bathroom with a radiator.

Landing

A spacious and beautifully presented lounge offering an ideal setting for both relaxation and entertaining. This generous reception room benefits from a bright and airy feel, with French doors and full-height glazed side panels allowing an abundance of natural light to flood the space whilst providing direct access to the rear garden. The room is carpeted with a storage cupboard.

Bedroom One

Bedroom one has carpet laid, a double glazed window to the rear, radiator and door leading to en-suite;

En-Suite

A modern and well-presented en-suite shower room serving the principal bedroom, fitted with a contemporary three-piece suite comprising a shower enclosure with glazed sliding doors, pedestal wash hand basin and low-level WC. Complemented by neutral wall tiling within the shower area, the room offers a clean and fresh finish, creating a practical and comfortable space for everyday use. Additional features include a wall-mounted mirrored cabinet, radiator and convenient storage, all designed to maximise functionality.

Bedroom Two

Bedroom two has carpet laid, a double glazed window to front aspect and a radiator.

Bedroom Three

Bedroom three has carpet laid, a double glazed window to front rear and a radiator.

Bedroom Four

Bedroom two has carpet laid, a double glazed window to front aspect and a radiator.

Bathroom

A contemporary family bathroom fitted with a modern three-piece suite comprising a panelled bath with shower and glazed screen over, pedestal wash hand basin and low-level WC. Finished with stylish neutral tiling and complemented by a mirrored wall cabinet providing useful storage, the room offers a bright and practical space for everyday family living. The clean, modern décor and quality fittings create a relaxing environment, perfectly suited to both busy mornings and evening unwinding.

Rear Garden

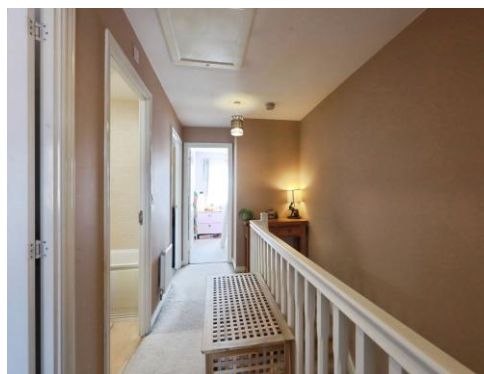
The rear garden is a delightful outdoor space, fully enclosed by timber fencing to provide privacy and security. Predominantly laid to lawn, the garden offers plenty of space for children to play, pets to roam, or keen gardeners to personalise. Immediately adjacent to the property is a paved patio area, perfectly positioned for outdoor seating, al fresco dining and summer entertaining. The garden also benefits from access to the detached garage and gated side access to the driveway, creating a practical and family-friendly outdoor environment that can be enjoyed throughout the seasons.

Garage

The Garage is boarded for storage space and has electrics inside.

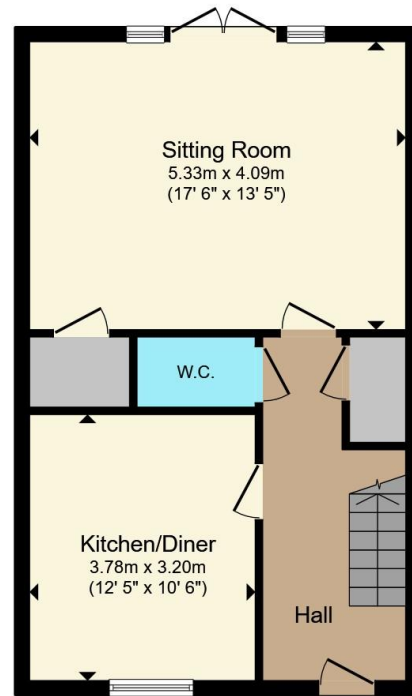
Buyer Aml Fee

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.

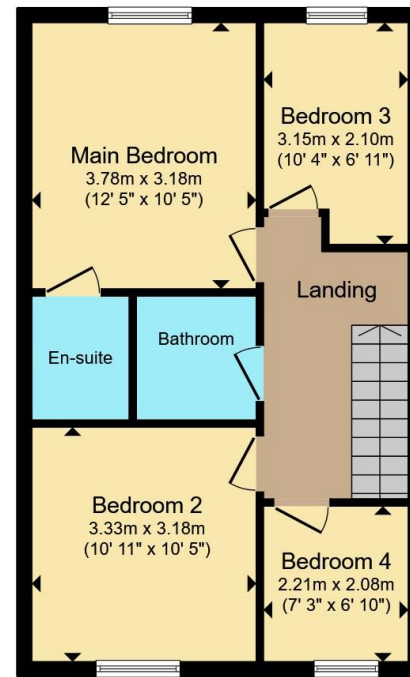




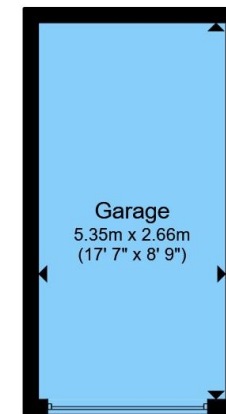




Ground Floor



First Floor



Garage

Total floor area 110.9 m² (1,194 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

Connells

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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

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