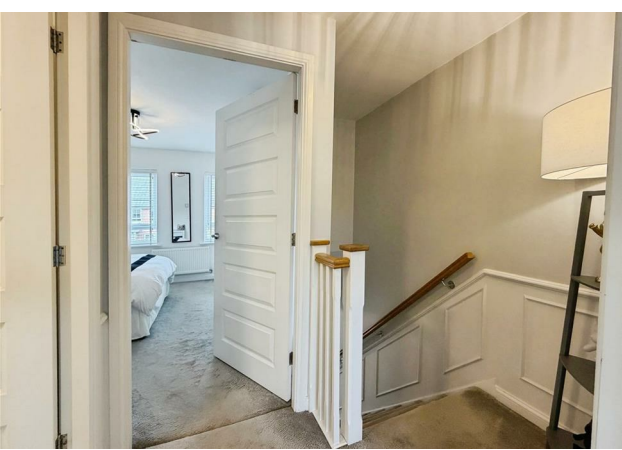




## PEREGRINE WAY, HEATHCOTE

complete ●●●  
SALES & LETTINGS





A modern mid-terrace home, built in 2016 by Messrs Barratt Homes (Mercia/David Wilson), situated within the sought-after Poets Meadow development just off Heathcote Lane in Heathcote, south of Leamington Spa. The property offers a welcoming entrance hall leading to a spacious open-plan lounge, kitchen and dining area, complemented by a rear hall and guest WC. Upstairs, there are two generous full-width double bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a well-appointed family bathroom. Externally, the property enjoys a landscaped rear garden with a large patio area, ideal for entertaining, while to the front there are two side-by-side parking spaces and an additional planted area with a small tree. Conveniently located for Oakley School, Tachbrook Country Park, Nuffield Health Gym, Jaguar Land Rover, the M40 motorway, and excellent transport links into Leamington Spa town centre and railway station.

#### Property Details...

##### Entrance Hall

A composite entrance door with central window, leads into the hallway, which has luxury vinyl tiled flooring, a radiator, panel effect walling and a carpeted staircase that leads to the first floor with an oak handrail. A stylish door leads to the open plan kitchen living dining room.

##### Living Area

A wonderful open plan space with nice carpet, neutral decoration, a radiator and a uPVC double glazed window to the front. There is door to the spacious under the stairs storage and luxury vinyl tiled flooring that indicates the kitchen dining area

##### Kitchen Diner

A matte white fitted kitchen with brush satin handle which includes dark worktops with a four ring gas hob with a stainless steel splash-back and extractor over. A 1 & 1/2 bowl stainless steel sink with mix it up and drainer. A cupboard house in the Worcester gas boiler. Integrated freezer, integrated washing machine and there is a fitted breakfast bar. Also a radiator, extractor and a uPVC double glazed window with a view of the garden. Door to rear hall.

##### Rear Hall

With a continuation of the luxury vinyl tile flooring, there is a radiator, and composite glazed door to the rear garden. Door through to the guest WC.

##### Guest WC

With a continuation of the luxury vinyl tile flooring, there is a toilet, a radiator and a pedestal hand wash basin with a chrome mixer tap. Tiled splashback and an extractor.

##### Landing

A carpeted landing which is nicely decorated, some decorative style panelled affect walls. Doors to the two bedrooms and bathroom

##### Bedroom One

A large full-width double bedroom with two uPVC double glazed windows, a radiator a double fitted wardrobe and a further wardrobe over the stairs.

##### Bathroom

Fitted with a white suite comprising of a bath with glass shower screen, mixer tap and electric shower over. There is a toilet, a pedestal hand wash basin with a chrome mixer tap, a radiator and an extractor.

##### Bedroom Two

A spacious full-width bedroom with a uPVC double glazed window



overlooking the garden. There is a radiator and ample space for bedroom furniture.

#### Rear Garden

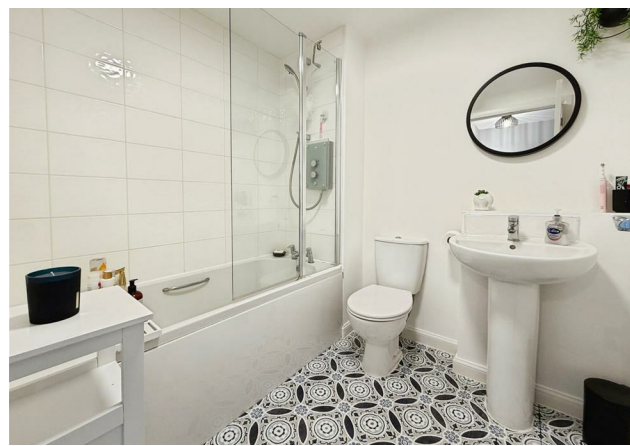
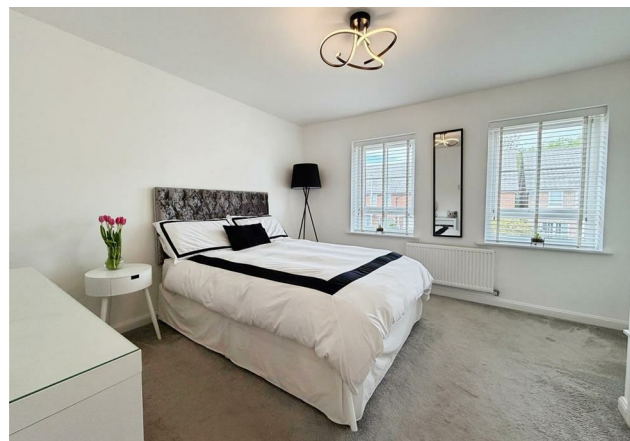
Which has a large patio perfect for enjoying the south facing garden. Paved path leads to the timber gate for rear access and hardstanding for a shed. There was a lawn and planted borders. The garden has perimeter fencing, and outside light and tap.

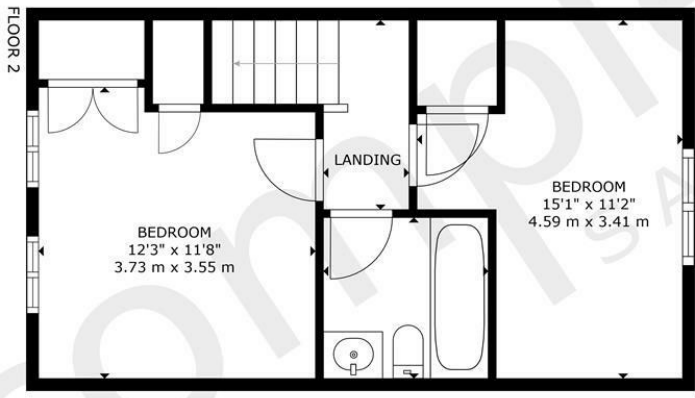
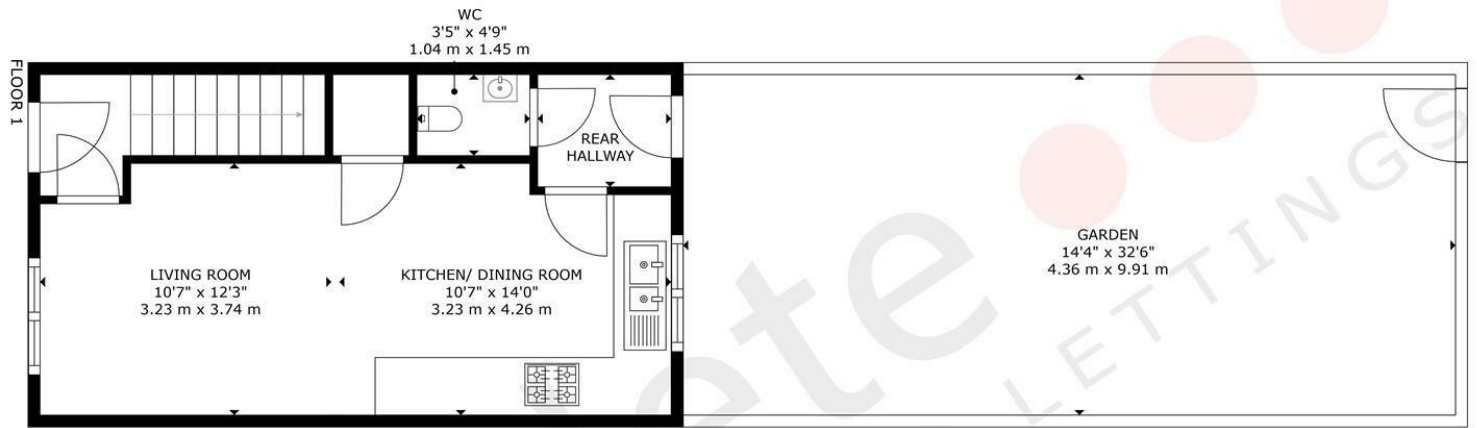
#### Front & Parking

Parking side-by-side for two cars to the front and there is also a planted area and small tree.

#### Location

Heathcote /Poets Meadow is a highly sought after development located close to Warwick Gates just to the South of Leamington Spa, and proves popular with working professionals and families alike due to its excellent range of schools including the new primary school, social, sports and recreational facilities all situated close by which includes Nuffield Gym and a retail park less than 1 mile away. The surrounding countryside offers a wonderful variety of outdoor pursuits including, Golf, horse riding, walking, cycling and Warwick Racecourse. For frequent commuters the location is ideal as it offers easy access into both Warwick & Leamington Spa town centres, both of which have regular rail links into Birmingham, London and Coventry. There is also excellent access to local road networks via the M40 and A46.





**complete** ●●●  
SALES & LETTINGS

GROSS INTERNAL AREA  
FLOOR 1: 380 sq. ft, 35 m<sup>2</sup>, FLOOR 2: 400 sq. ft, 37 m<sup>2</sup>  
TOTAL : 780 sq. ft, 72 m<sup>2</sup>

EXCLUDED AREAS : PATIO: 465 sq. ft, 43 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



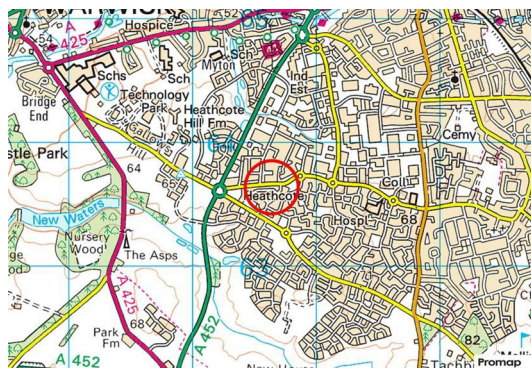
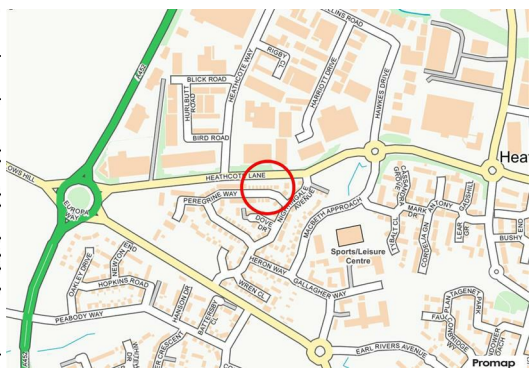
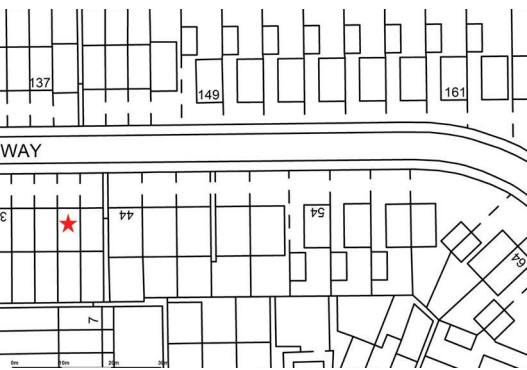
The Leamington Property Expert





- Built In 2016 By Messrs Barratt Homes
- Open Plan Living
- Two Double Bedrooms
- Upstairs Bathroom
- Garden With Large Patio

- Mid Terrace Home
- Guest WC
- Available at 40% Shared Ownership Also
- Two Parking Spaces
- Popular Location



## PEREGRINE WAY, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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