

4 Bedroom 3 Storey Townhouse for Sale - £525,000
Garrett Drive, Warwick, CV34 7BN



KEY FEATURES

- Impressive Townhouse • 4/5 Bedrooms • Kitchen/Diner/Family Room • 2 Bathrooms • Downstairs Cloakroom • Integrated Kitchen Appliances • Garage • Driveway for 2 Cars

Description

Set within the highly regarded Warwick Gates development, this beautifully presented "Leamington" style townhouse by Barrett Homes draws inspiration from the refined townhouses of nearby Leamington Spa and offers stylish, versatile accommodation arranged over three generous floors.

From the moment you step inside, the sense of space and flow is immediately apparent. The welcoming hallway leads through to a superb kitchen/dining/family room at the rear of the home - a wonderfully sociable space fitted with integrated appliances and opening via French doors onto the garden, making it ideal for everyday living and entertaining alike.

At the front of the house sits a particularly useful boot room, currently providing practical storage but easily useable as a home office, playroom or snug depending on lifestyle needs. A downstairs cloakroom completes the ground floor.

The first floor offers impressive flexibility. A large reception room provides a beautiful main living space, though its size would also comfortably allow it to serve as an additional double bedroom if required. The principal bedroom is also located on this level and benefits from built-in wardrobes and a smart en-suite shower room, creating a peaceful private retreat.

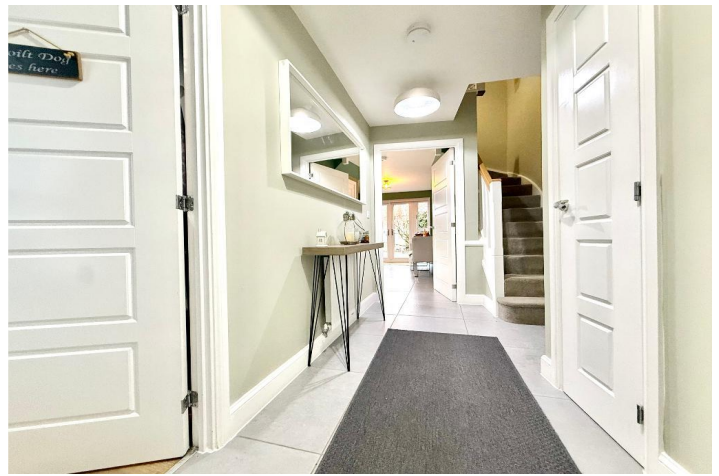
The second floor continues to impress with three further bedrooms, including two excellent doubles, one with fitted wardrobes, alongside a small double room. A well-appointed family bathroom serves this floor and features a bath, separate shower, WC and basin.

Outside, the rear garden has been thoughtfully arranged with a large raised decked seating area and a lawned garden beyond, along with gated access to the driveway. The driveway sits to the side of the property and provides parking for two vehicles, in addition to a single garage.

A refined and versatile townhouse in one of the area's most sought-after developments, offering space, flexibility and a superb setting - this is a home that truly adapts to the way you want to live.

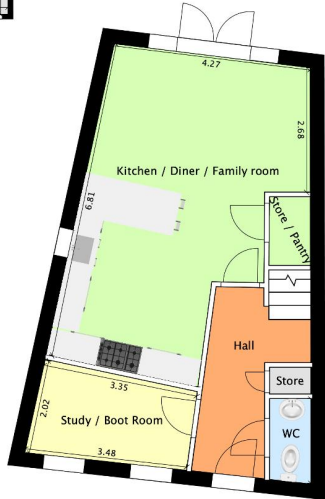
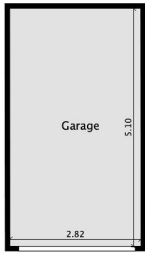
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band E with Warwick District Council. All information should be checked by your solicitor prior to exchange of contracts.

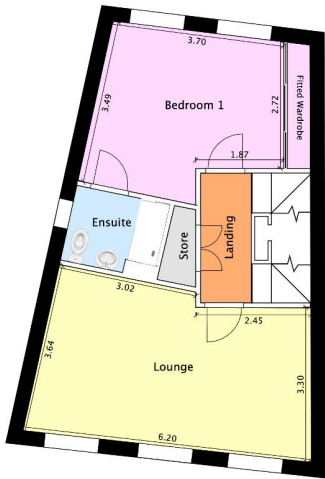
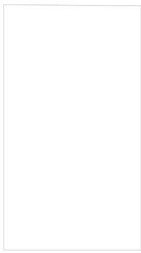




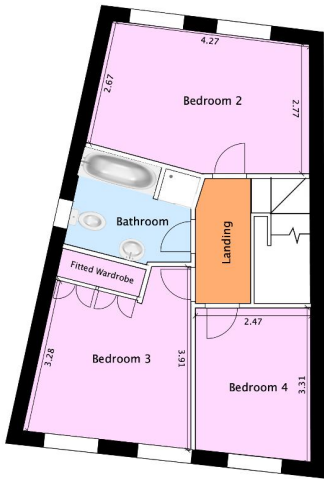
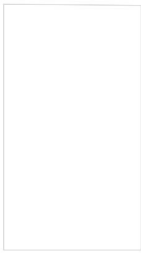




Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1,500 ft² / 139.4 m² (excl Garage)
GROUND FLOOR



Indicative floor plans for illustration purposes only
FIRST FLOOR



Indicative floor plans for illustration purposes only
SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		