



Connells

Touchstone Road
Heathcote Warwick



Property Description

A beautifully presented five-bedroom detached family home, ideally positioned within the highly sought-after Warwick Gates development. Lovingly maintained by the current owners, this spacious and versatile home offers well-balanced accommodation throughout, perfect for modern family living.

The ground floor comprises a welcoming entrance hall, a downstairs cloakroom, a bright bay-fronted lounge, and a separate dining room ideal for entertaining. To the rear, there is a generous breakfast kitchen offering ample space for informal dining, complemented by a separate utility room for added convenience.

To the first floor, the property boasts five well-proportioned bedrooms, four of which benefit from fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the home features a beautifully landscaped and private rear garden, perfect for relaxing or entertaining. To the front, there is driveway parking for two vehicles side by side, an integral garage, and the added benefit of solar panels (see details below), providing improved energy efficiency.

Situated within easy reach of local amenities, well-regarded schools, and excellent transport links, this fantastic home offers an ideal blend of comfort, convenience, and sustainability.

Approach

The property is set back from the road behind the landscaped fore garden and driveway parking with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, an under stairs storage area radiator and doors to the downstairs W/C, lounge and breakfast kitchen.

Downstairs Cloakroom

Fitted with a wash hand basin, W/C, a radiator and a double glazed window to front elevation.

Lounge

Spacious, light and airy bay-fronted lounge, consisting of a feature fire place, a radiator and French doors to the dining room.

Dining Room

Having a radiator, French doors leading to the garden and a door to the breakfast kitchen.

Breakfast Kitchen

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include a double electric oven, gas hob with cooker hood over, an under counter fridge, a washing machine and a dishwasher. Comprising a breakfast bar, a radiator, a double glazed window to rear elevation, French doors leading to the garden and a door to the utility room.

Utility Room

Having a door leading to the garage..

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard housing the hot water tank, access to the part-boarded loft via a ladder, and doors to all bedrooms and the family bathroom.

Bedroom One

The master bedroom benefits from built-in wardrobes, a radiator, double glazed window to front elevation and a door to;

En-Suite

White three piece suite, fitted with a wash hand basin, shower cubicle with electric shower and a W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

Bedroom Two

Double bedroom with fitted wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Three

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

Bedroom Four

Double bedroom having a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Five/Office

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

Bathroom

White three piece suite fitted with a wash hand basin, bath with electric shower over and a W/C. Having partly tiled walls, a radiator, ceiling spotlights and a double glazed window to rear elevation.

Rear Garden

Beautifully maintained, private garden, being mainly laid to lawn and fence enclosed, including planted borders, a patio/seating area and gated side access. Benefitting from a Summer house with power and light and a shed.

Parking

Driveway to front providing off road parking for two cars side by side.

Garage/Store

Integral single garage which can house a car dependant on size, having power, light and an up and over door.

Agent's Note

The property currently has solar panels. We understand from our sellers that the panels are owned by Greenshaw which have been leased for 25 years with approximately 14 years left. After 25 years our sellers have advised the solar panel can be owned outright. Further details available upon request.

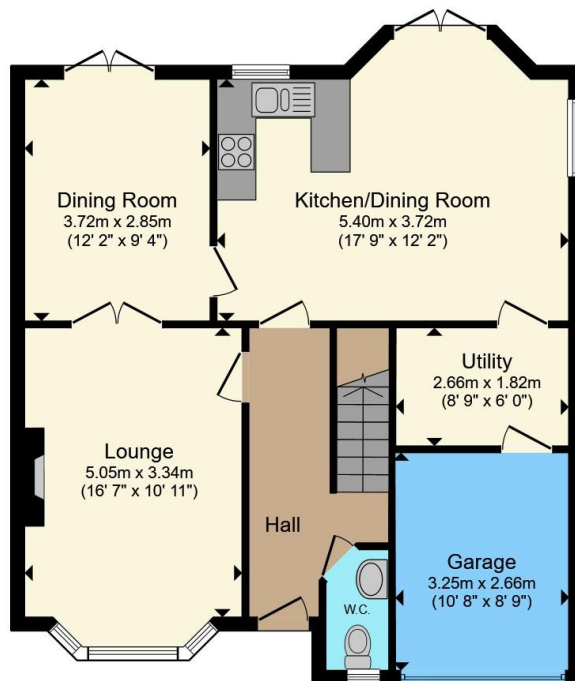
Buyer Aml Fee

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.

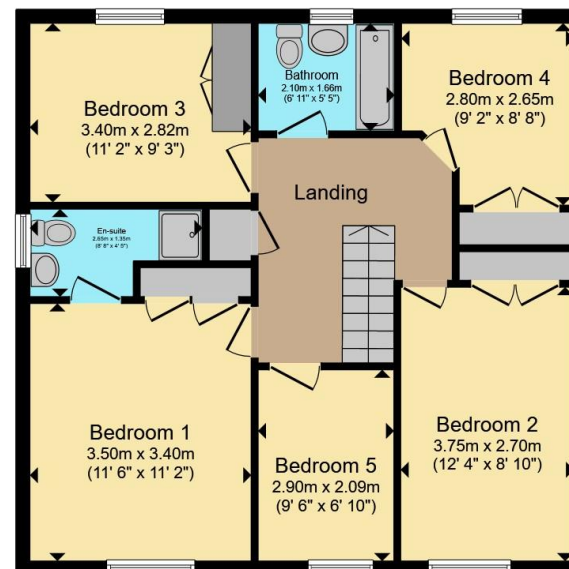








Ground Floor



First Floor

Total floor area 143.4 m² (1,544 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: F

Tenure: Freehold

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