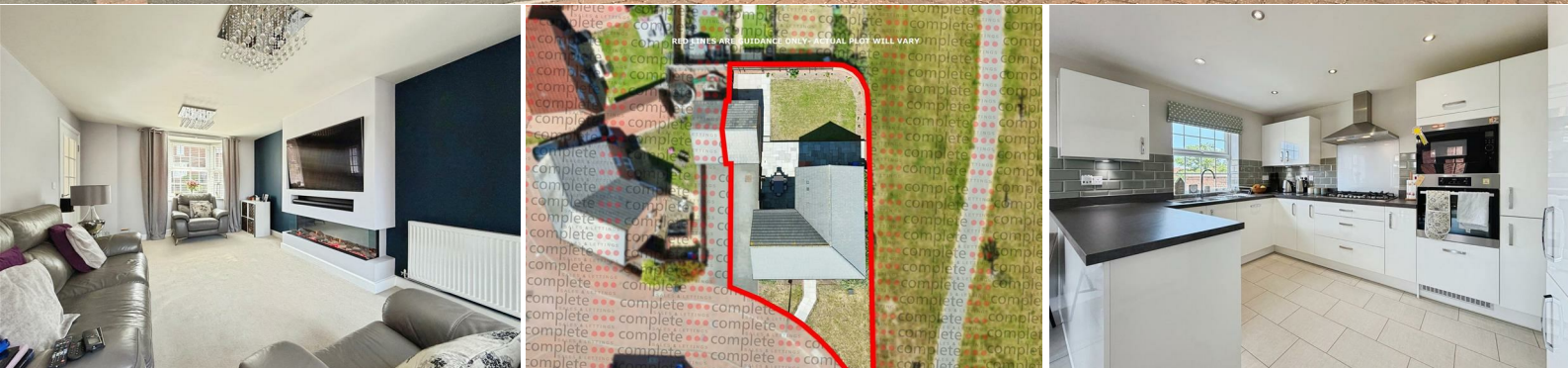




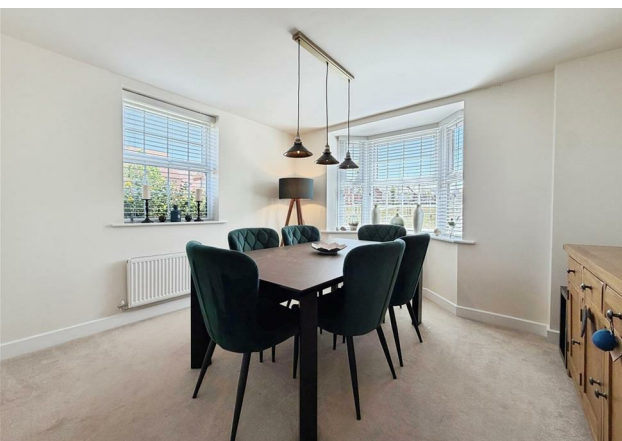
JAKEMAN WAY, POETS MEADOW

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FOR SALE



A spacious 1,560 sq. ft. detached family home, built by David Wilson Homes in 2019 to the popular 'Eden' design, situated on the highly sought-after Poets Meadow development adjacent to Tachbrook Country Park in Warwick. Occupying a corner plot overlooking attractive community green spaces, the property comprises an entrance hall, guest WC, a large bay-fronted living room featuring a bespoke media wall with a glass-fronted log-effect electric fire, a bay-fronted dining room, a spacious kitchen diner with integrated appliances, and a utility room on the ground floor. Upstairs are four double bedrooms, with the principal bedroom benefiting from an en-suite, together with a four-piece family bathroom. The current owners have professionally landscaped the rear garden with a sandstone patio and level lawn. There is a driveway providing parking for two vehicles and a brick-built garage. Ideally located for the M40, Jaguar Land Rover, Leamington Spa railway station, Shires Retail Park, and within easy reach of local schools on Vickers Way, as well as the new Oakley School.

It's in the details...

Entrance Hall

A composite entrance door leads into the spacious central hallway, which features luxury vinyl tiled flooring, a radiator, and a bullnose carpeted staircase rising to the first floor with useful understairs storage. Glazed doors lead through to the living room and kitchen diner, with a further door to the dining room and ground floor WC.

Guest WC

With a continuation of the luxury vinyl tiled flooring, there is a WC, a corner hand wash basin with mixer tap, half-height tiled walls, a radiator, recessed downlights, and an extractor fan.

Living Room

A spacious dual-aspect living room with uPVC double glazed French doors opening onto the rear garden, complemented by matching side windows. There is a radiator, contrasting décor, and a uPVC double glazed bay window to the front enjoying views over the community green. The owners have installed an attractive media wall with integrated electrics, space for a soundbar, and a glass-fronted log-effect electric fire.

Dining Room

A generously sized dining room with a uPVC double glazed window to the side elevation, a radiator, and a uPVC double glazed bay window to the front overlooking the attractive community green spaces.

Kitchen Diner

With a continuation of the luxury vinyl tiled flooring, the dining area features uPVC double glazed French doors with matching side windows opening onto the patio. There is a radiator and two additional uPVC double glazed windows providing excellent natural light. The kitchen is fitted with white gloss units with chrome handles and timber-effect square-edged worktops. Integrated appliances include a fridge freezer, an AEG oven, an AEG integrated microwave, a six-ring AEG gas hob with a silver glass splashback and extractor hood over, an integrated dishwasher, and a pull-out larder unit. Additional features include under-cabinet lighting and bevel-edged tiled splashbacks. A door leads through to the utility room.

Utility

With matching luxury vinyl tiled flooring, coordinating base units and worktops, there is an integrated washing machine, space for a tumble dryer, and a stainless steel single bowl sink with mixer tap. A cupboard houses the gas boiler, and there is a uPVC double glazed window, extractor fan, and bevel-edged tiled splashback.

Landing

A particularly spacious landing with an area suitable for a study or reading space, complemented by a uPVC double glazed window enjoying views over the communal green. There is a radiator, a storage cupboard, and doors leading to all four bedrooms and the family bathroom. Loft access to the professionally boarded loft, which benefits from shelving and lighting.

Bedroom One

A spacious double bedroom with uPVC double glazed windows to two aspects, a radiator, and a triple fitted wardrobe, together with a separate dressing area featuring two additional double wardrobes. Door to the en-suite.

En-Suite

A stylish en-suite comprising a double-width shower enclosure with sliding glass doors and a mains-fed shower, a ceramic pedestal hand wash basin with mixer tap, WC, heated towel radiator, tiling to water-sensitive areas, a uPVC double glazed window, electric shaver point, and recessed downlights.

Bedroom Two

A spacious double bedroom with a uPVC double glazed window overlooking the rear garden, a four-door fitted wardrobe, and a radiator.

Bedroom Three

A double bedroom with uPVC double glazed windows to two aspects and a radiator.

Bedroom Four



A generous single or small double bedroom with a fitted double wardrobe, radiator, and a uPVC double glazed window enjoying lovely views over the community green.

Bathroom

A stylish four-piece family bathroom comprising a double-ended bath with central mixer tap, ceramic pedestal hand wash basin with mixer tap, WC, and a walk-in shower enclosure with sliding glass doors and a mains-fed shower. There are half-height tiled walls, a radiator, uPVC double glazed window, recessed downlights, an extractor fan, and an airing cupboard housing the hot water cylinder with slatted shelving.

Rear Garden

Professionally landscaped with generous sandstone patio seating areas and a well-maintained level lawn. A large level foundation for a shed or garden building with electrics in place ready.

Front Garden

A lawned front garden with well-stocked planted borders and a sandstone pathway leading to the front entrance. There is also external lighting.

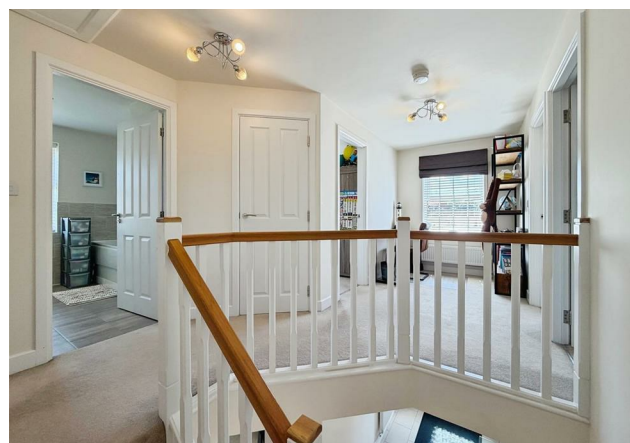
Garage & Drive

A brick-built semi-detached garage with an up-and-over metal door, power, lighting, an upgraded EV charger and useful eaves storage. A driveway to the front provides tandem parking for two vehicles.

Location

Jakeman Way forms part of the highly regarded Poets Meadow development, built by the award-winning David Wilson Homes and ideally positioned alongside the beautiful Tachbrook Country Park. The development enjoys an excellent range of nearby amenities, including the Nuffield Health Fitness & Wellbeing Gym, local convenience stores, and well-regarded schools, including Heathcote Primary School and the recently opened Oakley School. There are also several nurseries within easy reach.

Situated on the southern side of Warwick/Leamington, the location offers excellent access to both Warwick and Royal Leamington Spa, with a wide choice of shops, cafés, restaurants and leisure facilities nearby. Commuters are well served by easy access to the M40, Warwick Parkway and Leamington Spa railway stations, with direct rail services to London Marylebone, Birmingham and Oxford, making this an ideal location for both families and professionals alike.



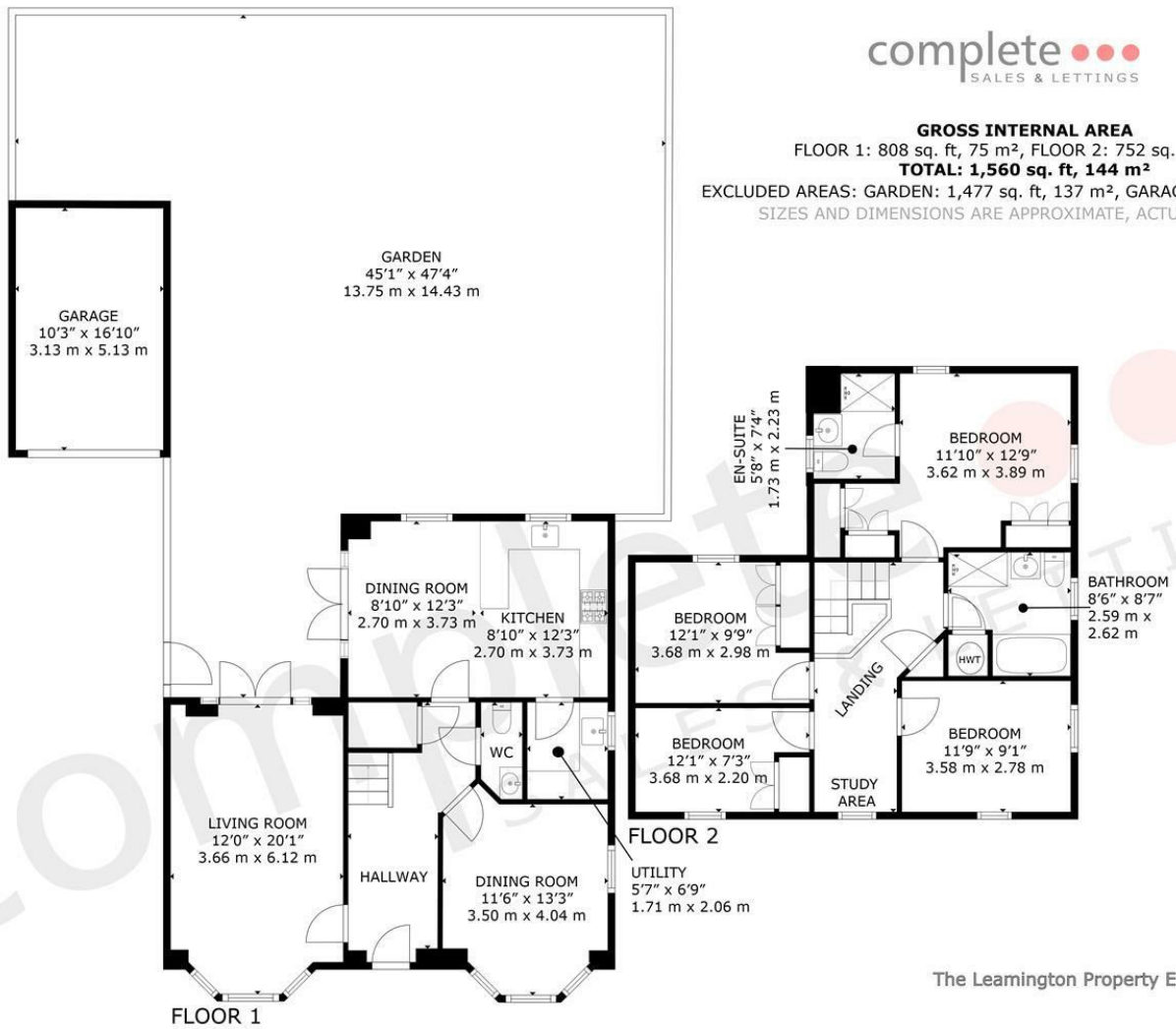
GROSS INTERNAL AREA

FLOOR 1: 808 sq. ft, 75 m², FLOOR 2: 752 sq. ft, 69 m²

TOTAL: 1,560 sq. ft, 144 m²

EXCLUDED AREAS: GARDEN: 1,477 sq. ft, 137 m², GARAGE: 173 sq. ft, 16 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



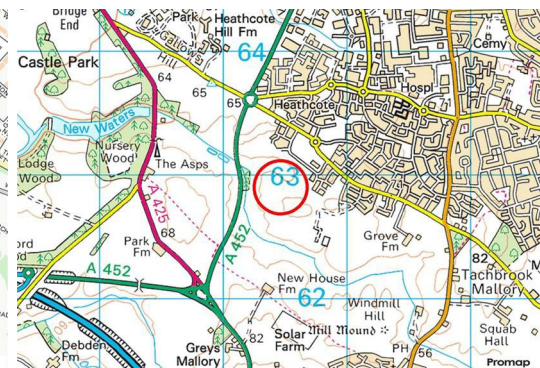
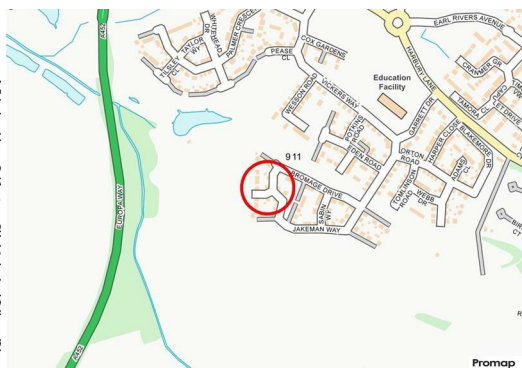
The Leamington Property Expert





- David Wilson 'Eden' Design
- Four Double Bedrooms
- Living Room With Media Wall
- Guest WC & Utility
- Two Bathroom

- 2019 Built - B Grade EPC
- Poets Meadow Development
- Bay Fronted Dining Room
- Kitchen Diner
- Garage, Parking & EV Charger



JAKEMAN WAY, WARWICK

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

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

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