







Welcome to this stunning 3-bedroom, 2-bathroom semi-detached town house, built in 2022 by the renowned Messrs David Wilson Homes and with it's NHBC warranty remaining. Nestled in a desirable and convenient location, this 'show home quality' property offers contemporary living with a perfect blend of style and functionality, making it an ideal family home. Boasting accommodation spread over three floors, this beautifully presented and tastefully decorated residence promises comfort and elegance in every corner.

Step inside to discover a stylish living room where a charming feature fireplace creates a warm and inviting atmosphere, perfect for relaxing evenings or entertaining guests. The heart of the home is undoubtedly the beautiful breakfast kitchen, equipped with high-quality fitted appliances and ample space to enjoy casual meals or family gatherings, providing a space that combines both practicality and modern design.

The accommodation comprises three good size double bedrooms, thoughtfully arranged to ensure privacy and comfort for all family members. The well-proportioned main bedroom, located on the second floor providing a private retreat to unwind after a long day, and benefits from a convenient en suite shower room. Additionally, there is a quality family bathroom and a convenient downstairs WC, designed to cater to the needs of a busy household with ease.

Outside, the South Easterly facing rear garden offers a lovely outdoor space bathed in morning and afternoon sunshine, perfect for relaxing or enjoying alfresco dining during warmer months. The tandem driveway provides parking for two cars, a valuable addition that enhances convenience for families with multiple vehicles, together with a car charging point.

This semi-detached home perfectly combines style, space, and functionality, making it a fabulous choice for families seeking a move-in ready property with a high standard of finish throughout. Whether you're looking for ample living space, modern comforts, or a peaceful garden, this home ticks all the boxes. Don't miss the opportunity to make this exceptional property your own – a place you'll be proud to call home.

Harts recommend an internal inspection to fully appreciate this wonderful home.







## LOCATION

The property is situated in the popular Heathcote Park development which offers fabulous commuting links, local amenities, schools, day nursery, dentist and pharmacy to name but a few. For a larger selection of shops, gyms, retail park and amenities, the popular towns of Warwick and Leamington are both just a short drive or bus trip away.

## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band E



ENERGY PERFORMANCE CERTIFICATE RATING: B We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.



MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







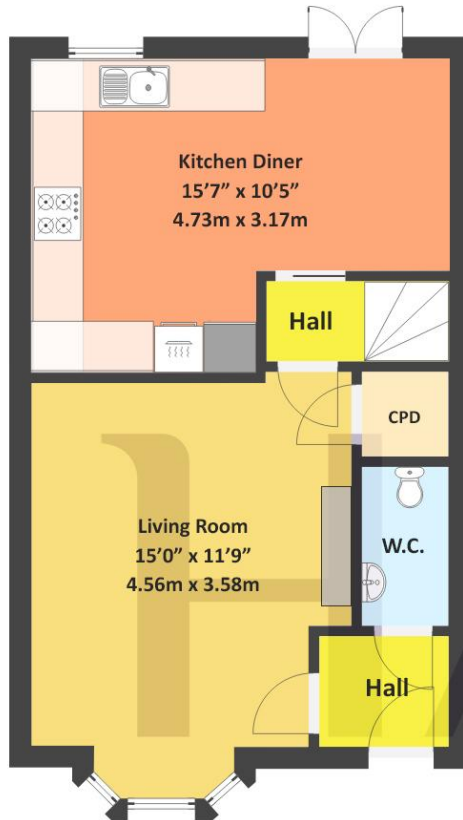




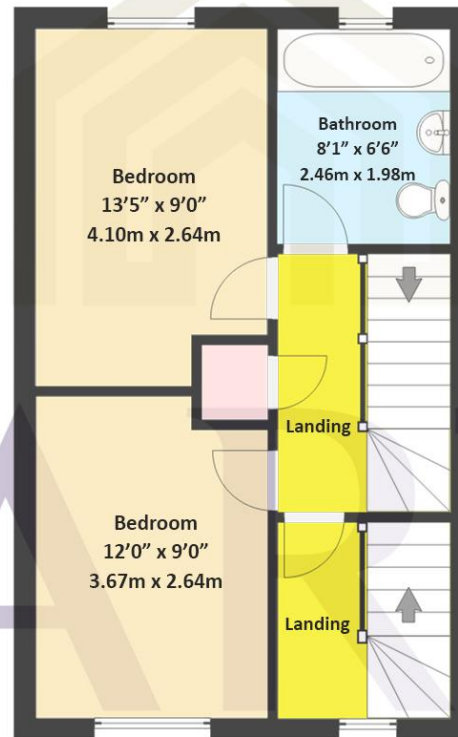


Internal Living Area 1,082 square feet / 100.50 square metres

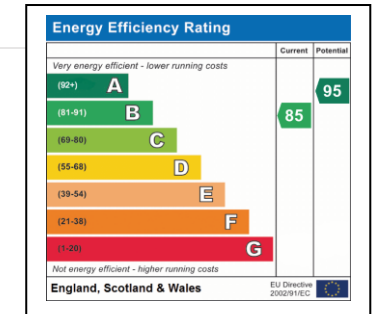
Ground Floor



First Floor



Second Floor



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