





An attractively styled modern executive detached family residence providing superbly appointed four bedroomed and two bathroomed accommodation with impressive open plan living kitchen arrangement with appliances, in a highly regarded development on the periphery of this popular village.

Nelson Way

Forms part of the highly successful development by David Wilson Homes, recently completed, which has proved extremely popular. The development and the property are ideally located on the periphery of Long Itchington within easy reach of a good range of local facilities and amenities including local shops, schools and a variety of recreational facilities, with the village having seven public houses. Being located on the periphery of the village, there is pleasant open countryside and canal side walks. Long Itchington is ideally sited approximately nine miles from the town centre, also close to Southam, Warwick, Rugby and the motorway network.

The Property

Is an attractively styled modern executive detached family residence providing gas centrally heated four bedroomed and two bathroomed accommodation which features an impressive open plan living kitchen arrangement with built in appliances and separate utility room. The property is pleasantly situated close to the head of this cul-de-sac with pleasant landscaped garden with detached garage and additional car parking for two cars. The property has been maintained from new by the present owners to an exceptionally high standard and the agents consider internal inspection to be highly recommended. In further detail the accommodation comprises:-

Open Porch

With glazed panelled door leading to...

Reception Hall

With amtico flooring, down lighters, staircase off with balustrade.

Cloakroom/WC

With pedestal basin with mixer tap, low flush WC, amtico flooring, half tiled walls, radiator, down lighters.

Lounge

11' x 18'8" into bay (3.35m x 5.69m into bay) With amtico flooring, two radiators, multimedia panel, bay window with venetian blinds and access to...

Dining Room

13'8" x 9'2" (4.17m x 2.79m) With amtico flooring, twin French doors and side panels overlooking the rear garden, radiator, open to...

Open Plan Living Kitchen

14'7" x 12' (4.45m x 3.66m) With extensive range of base cupboards and drawer units with complementary quartz work surfaces and returns with inset one and a half bowl stainless steel sink unit with mixer tap, three quarter height unit and matching high level cupboards, built in AEG integrated appliances including fridge/freezer, double oven, dishwasher, wine cooler, ceramic hob and extractor hood over, and further pantry cupboard. Down Lighters.

Utility Room

6'7" x 6'1" (2.01m x 1.85m) With matching base cupboard and drawer units and quartz work surfaces and returns, high level cupboards, amtico flooring, radiator, down lighters, boiler cupboard containing gas fired central heating boiler and programmer, integrated AEG washing machine, space for tumble dryer.





Stairs and Landing

With access to roof space, linen cupboard, down lighters, balustrade and radiator.

Master Bedroom

12'3" x 13'2" (3.73m x 4.01m) With two radiators.

En-Suite Shower Room/WC

With over-sized walk-in tiled shower cubicle with integrated shower unit, pedestal basin with mixer tap, low flush WC, heated towel rail, extractor fan, down lighters and Amtico flooring.

Bedroom Two

9'9" max x 9'4" (2.97m max x 2.84m) With radiator.

Family Bathroom/WC

6' x 7'6" (1.83m x 2.29m) With white suite comprising panelled bath with mixer tap, pedestal basin with mixer tap, low flush WC, tiled splash backs, shower area with integrated shower unit, shower screen, heated towel rail, down lighters, extractor fan, Amtico flooring.

Bedroom Three

11'3" x 6'9" (3.43m x 2.06m) With radiator.

Bedroom Four

11'7" x 11'6" (3.53m x 3.51m) With radiator.

Outside

The property occupies a pleasant position towards the head of the cul-de-sac, with open plan front garden area laid to flower beds, tarmac drive providing twin off road car parking leading to the garage. Pedestrian access leads to the landscaped rear garden with shaped lawn flanked by raised sleeper built flower beds, bounded by close boarded fencing, outside tap and power point.

Detached Brick Built Garage

16' x 8' approx (4.88m x 2.44m approx) With up and over door, electric light, power point and outside security lighting.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Proceeding east from our office via Warwick Street, proceed for its entirety following onto Willes Road, proceed for its entirety and turn left onto Radford Road. On entering Radford Semele, follow the sign posted route through Offchurch to Long Itchington, proceeding through the village and turning right at the main Southam Road towards Southam and immediately left as sign posted to Stockton. Take the last turn on the right hand side into the new development whereupon Nelson Way will be found located on the right hand side.

Nelson Way

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- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
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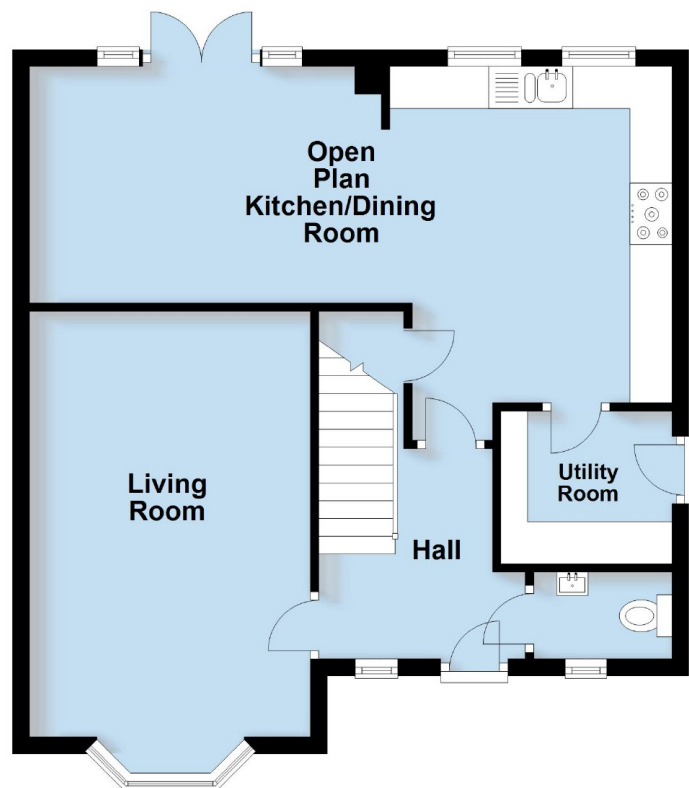
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL

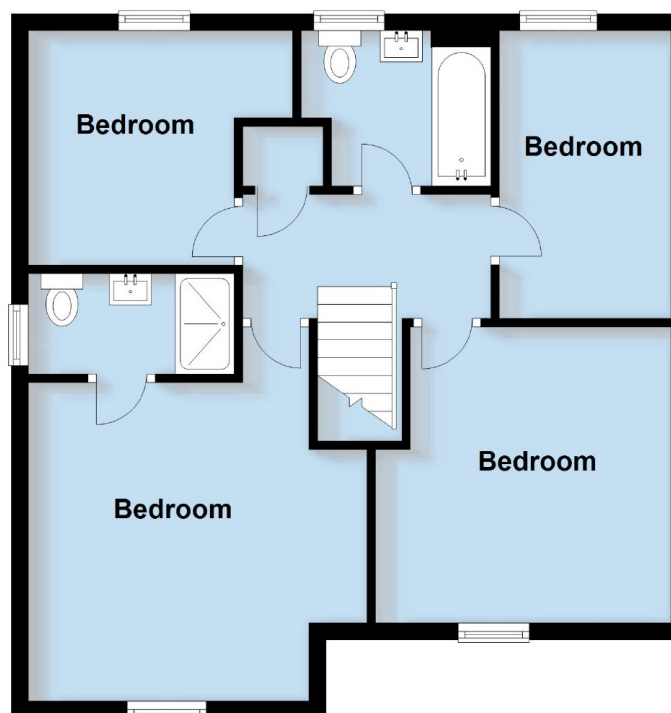
Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



Total area: approx. 114.0 sq. metres (1227.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact