



Connells

Clement Way
Warwick



Property Description

Situated within a sought after development just off the Harbury Lane, this immaculate four double bedroom three story detached family home offers spacious and versatile accommodation, ideally situated to modern family living. Set within a good school catchment, with a range of local amenities within walking distance such as local shops, a gym and a dentist, the property enjoys both convenience and a desirable residential setting.

The ground floor comprises a welcoming entrance hall, a modern open plan kitchen diner, perfect for everyday living and entertaining, a spacious and bright lounge and a convenient downstairs cloakroom.

To the first floor are two well proportioned bedrooms, including the generous master bedroom benefiting from a stylish ensuite shower room, along with the contemporary family bathroom.

The second floor provides two further double bedrooms and a Jack and Jill shower room creating an ideal space for older children, guests or a home office arrangement.

Externally, the property benefits from a beautifully landscaped rear garden, a single garage and a private driveway providing off road parking.

Presented to an excellent standard throughout, this superb home offers space, style and practicality in a highly desirable location, making it an ideal choice for families seeking a move-in ready property.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, an under stairs cupboard and doors to the downstairs W/C, lounge and kitchen dining room.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiling to the splash back areas, a radiator and a double glazed window to rear elevation.

Lounge

16' 2" x 10' (4.93m x 3.05m)

Spacious, light and airy lounge consisting of a radiator and a double glazed windows to front and side elevations.

Kitchen/Diner

16' 10" x 10' 5" (5.13m x 3.17m)

Modern kitchen/diner fitted with a range of cream high gloss wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Comprising a radiator, double glazed windows to front and side elevations and French doors leading to the garden.

First Floor Landing

The stairs lead from the hallway. There is a built-in cupboard housing the hot water tank, a radiator, double glazed windows to front and rear elevations, stairs rising to the second floor and doors to the master bedroom and bedroom three as well as the family bathroom.

Master Bedroom

11' 10" max x 10' 5" (3.61m max x 3.17m)

Double bedroom having a radiator, double glazed windows to front and side elevations and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, double shower and a low level W/C. Having partly tiled walls, a radiator, an extractor fan and a double glazed window to side elevation.

Bedroom Three

10' 3" x 9' 7" (3.12m x 2.92m)

Double bedroom having a radiator and double glazed window to front and side elevations.

Bathroom

Three piece suite fitted with a wash hand basin, bath with mixers taps and low level W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

Second Floor Landing

With a radiator and doors leading to bedrooms two and four as well as the Jack and Jill shower room.

Bedroom Two

11' 7" max x 12' 10" max with RHH (3.53m

max x 3.91m max with RHH)

Double bedroom with a radiator, a double glazed window to side elevation and a skylight.

Bedroom Four

10' 3" x 12' 10" max (3.12m x 3.91m max)

Double bedroom with a radiator, a double glazed window to side elevation, a skylight and a door to;

Jack And Jill Shower Room

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly walls and a radiator.

Outside

Rear Garden

Private and beautifully maintained garden being mainly laid to lawn and wall enclosed. Having a patio area and gated side access.

Parking

Driveway providing off road parking for two cars in tandem.

Garage

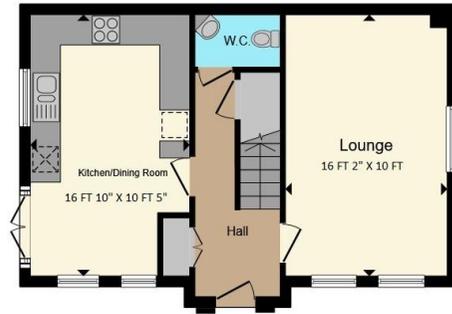
17' 1" x 9' 2" (5.21m x 2.79m)

Single garage having power, light and an up and over door. Benefitting from an electric car charging point.





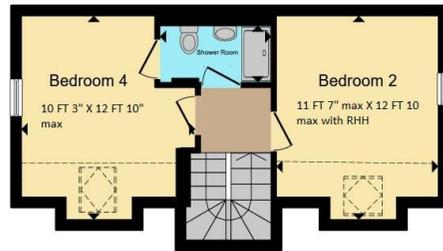




Ground Floor



First Floor



Second Floor



Garage

Total floor area 133.9 m² (1,441 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

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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

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