







PEREGRINE WAY, HEATHCOTE

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SALES & LETTINGS













SOLAR PANELS< MODULAR BATTERIES< AIR SOURCE HEAT PUMP !! Built by Barratt Homes in 2015, this stylish detached home in Heathcote, Warwick, offers two spacious double bedrooms, each with its own en-suite. On the ground floor, a dual-aspect living room leads through to a full-width kitchen diner with integrated appliances, a separate pantry and French doors opening onto the landscaped rear garden. There is also a guest WC, a detached garage and driveway parking for two to three cars, with an EV charging point. There are popular schools within walking distance, such as Heathcote Primary and Oakley School. Close to Nuffield Health club and good access to the M40 & Jaguar Landrover.

Property details...

Entrance Hall
A composite entrance door with a central glazed panel opens into the hallway, which has tiled flooring, a radiator and doors to the living room and guest WC.

Guest WC
Fitted with a pedestal wash basin with a mixer tap, a WC and a chrome heated towel rail. There are half-height tiled walls, tiled flooring, an illuminated LED mirror and an extractor fan.

Living Room
Double-glazed uPVC windows to the front and side bring natural light into this dual-aspect living room. A carpeted staircase rises to the first floor, with useful storage beneath. There is also a radiator and a door through to the kitchen diner.

Kitchen Diner
Spanning the full width of the house, the kitchen diner has tiled flooring, a double-glazed uPVC window and French doors opening onto the garden patio. The kitchen is fitted with off-white units with brushed satin handles and contrasting dark, square-edged worktops. A single-bowl stainless-steel sink with a mixer tap and drainer is set into the worktop, with tiled splashbacks and under-cabinet lighting, Integrated appliances include a Samsung double oven, a Bosch induction hob with an extractor hood above, a Bosch microwave, a fridge freezer, a Bosch dishwasher and a Bosch washing machine. Recessed downlights illuminate the kitchen, while a pendant light hangs above the dining area. A separate pantry provides additional storage and houses the consumer unit.

Landing
The carpeted landing has a balustrade and doors to both bedrooms. A loft hatch with a pull-down ladder gives access to the partially boarded loft.

Bedroom One
A spacious double bedroom with fitted wardrobes, a radiator, a double-glazed uPVC window and a door to the en-suite shower room.

En-Suite Shower Room
This fully tiled shower room has a shower enclosure with a bi-fold glass door, an electric shower and tiled boxing. A gloss-finish vanity unit incorporates a wash basin with a mixer tap and a WC with a concealed cistern. There is also a chrome heated towel rail, an illuminated LED mirror, recessed downlights and an extractor fan. A large storage cupboard houses the hot water cylinder.

Bedroom Two
A full-width double bedroom with two double-glazed uPVC windows overlooking the front of the property. There is a radiator and a door to the en-suite bathroom.



En-Suite Bathroom
A fully tiled bathroom fitted with a white suite comprising a bath with a mixer tap, a mains-fed shower and a glass shower screen. There is also a pedestal wash basin with a mixer tap, a WC, a chrome heated towel rail, recessed downlights and an extractor fan.



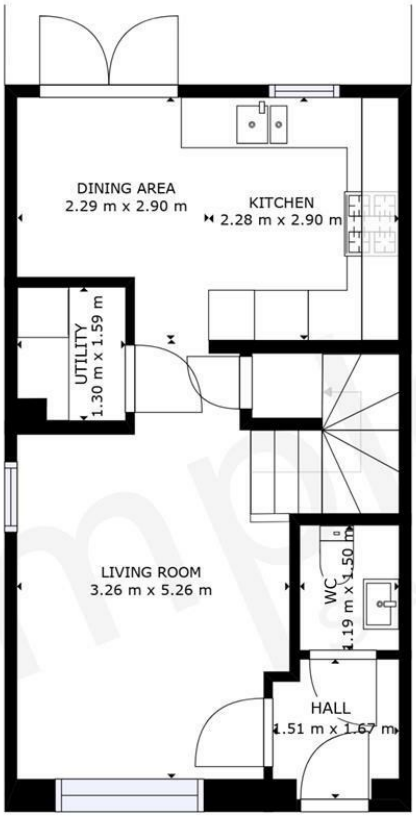
Rear Garden
French doors from the kitchen diner open onto a generous paved patio with space for outdoor dining. A wide path leads to a decked seating area at the rear, with a lawn, gravelled areas and a further pathway completing the landscaping. The garden is enclosed by timber fencing, with gated access to the driveway, outdoor power sockets and garden lighting.

Garage
A detached, brick-built garage with an up-and-over door, eaves storage, power and lighting.

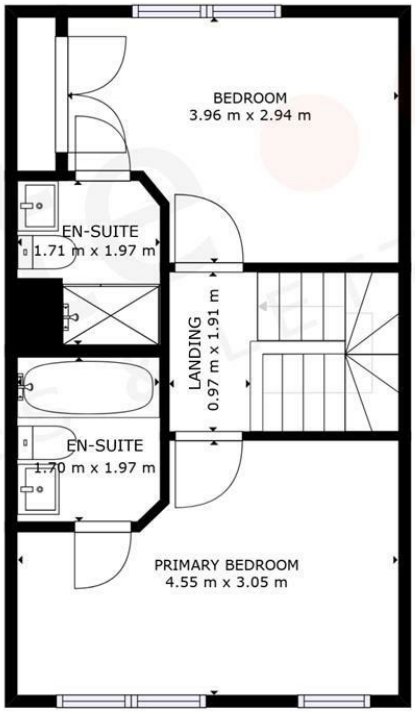


Parking
The driveway provides off-road parking for two to three cars and has an EV charging point.

Location
Heathcote /Poets Meadow is a highly sought after development located close to Warwick Gates just to the South of Leamington Spa, and proves popular with working professionals and families alike due to its excellent range of schools including Heathcote primary school, Oakley School, social, sports and



FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 38 m2, FLOOR 2: 37 m2
EXCLUDED AREAS: , PATIO: 16 m2
TOTAL: 75 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





recreational facilities all situated close by which includes Nuffield Gym and a retail park less than 1 mile away. The surrounding countryside offers a wonderful variety of outdoor pursuits including, Golf, horse riding, walking, cycling and Warwick Racecourse. For frequent commuters the location is ideal as it offers easy access into both Warwick & Leamington Spa town centres, both of which have regular rail links into Birmingham, London and Coventry. There is also excellent access to local road networks via the M40 and A46, and for those commuting to Jaguar Land Rover at Gaydon.

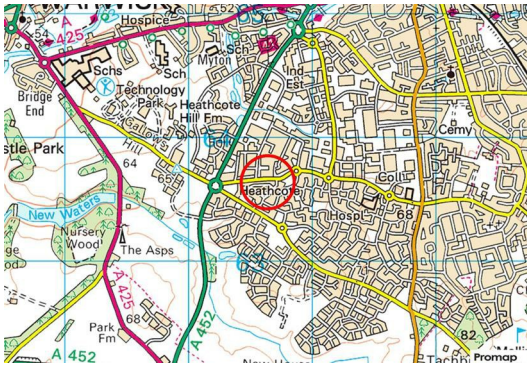




- Detached Barretts Home
- Two Spacious Doubles
- Living Room
- 4.8kwh Solar Panels & Modular Batteries 13Kwh
- Garage & Off Road Parking
- Built In 2016
- Two En-Suites
- Kitchen DIner
- Air Source Heat Pump & EV Car Charger
- Well Located For JLR & M40

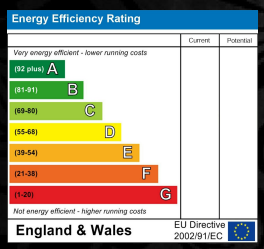






PEREGRINE WAY, WARWICK

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



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