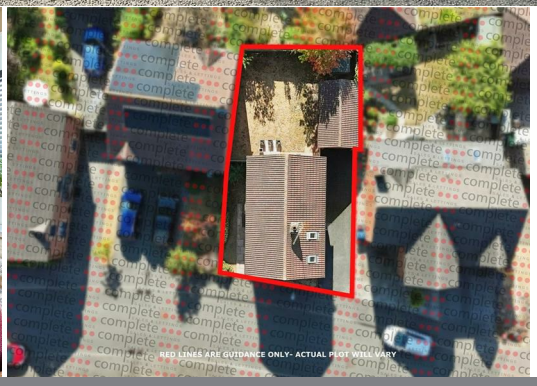








DOGBERRY WAY, HEATHCOTE

complete
SALES & LETTINGS

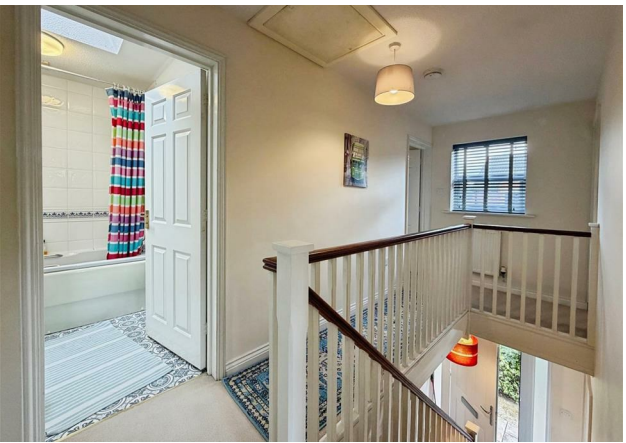












A well-proportioned detached home situated in the popular Heathcote development, built by Pye Builders to the 'Guildford' design in 2002. The property comprises an entrance hall, spacious living room, guest WC, kitchen diner, utility room, three bedrooms, en-suite shower room and family bathroom. Outside, the property benefits from a detached garage, off-road parking for two vehicles and an enclosed rear garden. Ideally positioned for excellent local schools, major transport links and amenities, making this an excellent family home.

Property Details...

Hall
A modern composite entrance door leads into the hallway, which has a carpeted staircase rising to the first floor with useful open storage beneath, a radiator and doors leading to the living room, kitchen diner and guest WC.

Guest WC
Fitted with a toilet, hand wash basin, radiator and ceiling-mounted extractor.

Living Room
A spacious living room featuring a central gas fireplace with timber surround, two uPVC double glazed windows, one with a deep sill, a radiator, two ceiling light points and coving.

Kitchen Diner
A spacious kitchen diner with timber-effect laminate flooring, uPVC double glazed French doors opening onto the rear garden and a uPVC double glazed window. There is ample space for a dining table. The kitchen is fitted with a white heritage-style range of units with mottled worktops incorporating a 1½ bowl stainless steel sink with mixer tap and drainer. Integrated appliances include an oven and four-ring gas hob with extractor over. There is space and plumbing for a dishwasher, a central island unit and a uPVC double glazed door leading to the garden. Internal door to the utility room.

Utility
With tiled flooring, mottled worktop, space and plumbing for a washing machine and space for a tumble dryer. There is a wall-mounted gas boiler, radiator and extractor.

Landing
A carpeted landing with a radiator and uPVC double glazed window. There is an airing cupboard housing the hot water tank, a useful double-door storage cupboard and doors leading to the three bedrooms and family bathroom.

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

En-Suite
Fitted with a glass shower cubicle with mains-fed shower, pedestal hand wash basin, toilet, radiator, timber Velux window, extractor and tiled splashbacks.

Bedroom Two
A double bedroom with a radiator and uPVC double glazed window.

Bedroom Three
A single bedroom with a radiator and uPVC double glazed window.

Bathroom
Fitted with a bath, pedestal hand wash basin, toilet, electric shaver point, radiator, timber Velux window and tiled splashbacks.

Garden
An enclosed rear garden, predominantly laid to lawn with patio areas providing space for outdoor seating and entertaining. There is space for a garden shed and a timber gate providing access to the driveway.

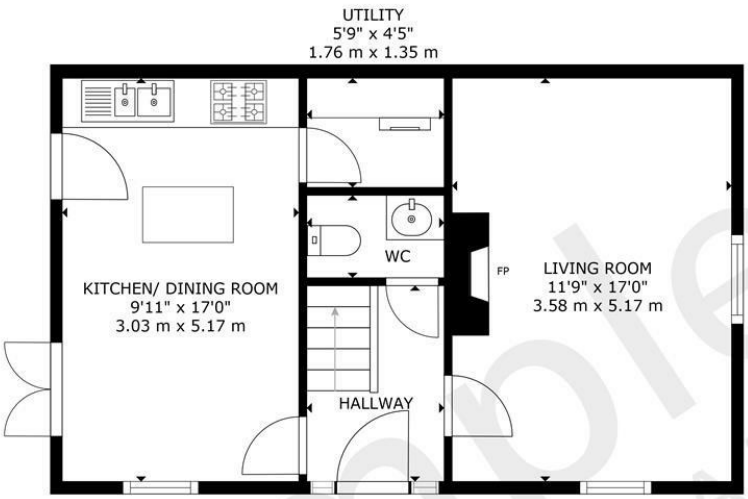
Garage
A detached brick-built garage with up-and-over door and separate pedestrian access. The garage benefits from power and lighting.

Drive & Front
A driveway to the side provides off-road parking for two vehicles. A paved pathway leads through the front garden to the entrance door, which has a tiled timber porch canopy and outside light. The front garden is laid mainly to lawn with established shrubs.

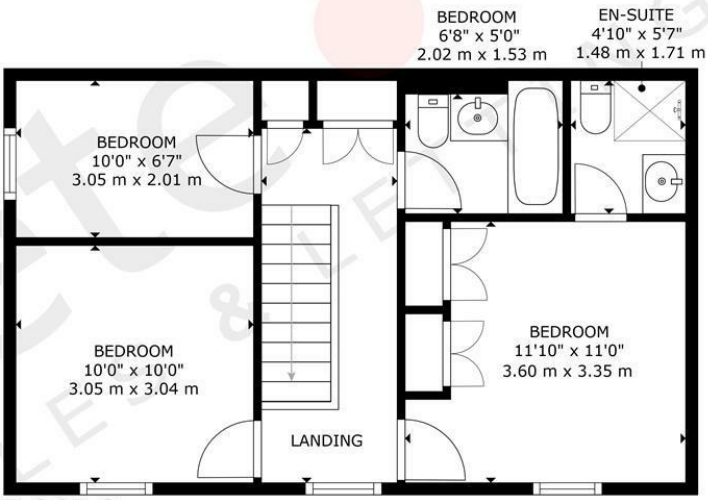
Location
Dogberry Way is situated within the highly popular Heathcote development, an established and sought-after residential area conveniently positioned between Warwick and Leamington Spa. The property is particularly well placed for families, with excellent schooling nearby including Heathcote Primary School, Myton School and Oakley School. Everyday shopping is easily accessible at The Shires Retail Park, with Leamington Spa town centre offering an excellent selection of independent shops, cafés, restaurants, parks and leisure facilities. For commuters, Leamington Spa railway station provides regular services towards Birmingham and London Marylebone, while the nearby M40 gives excellent access to the wider motorway network. Jaguar Land Rover at Gaydon is also readily accessible. The area benefits from nearby parks, open green spaces and countryside walks, making Heathcote an excellent location combining convenient modern living with easy access to Warwick, Leamington Spa and the surrounding Warwickshire countryside.







FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1: 478 sq. ft,44 m², FLOOR 2: 478 sq. ft,44 m²
TOTAL: 956 sq. ft, 88 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



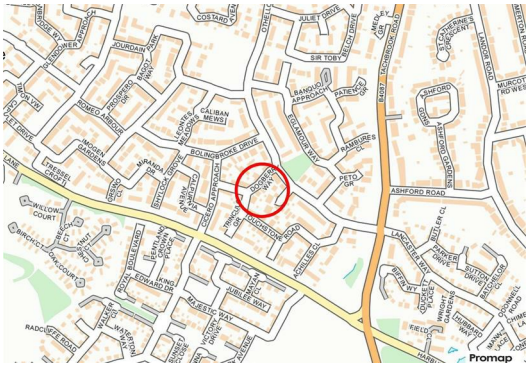


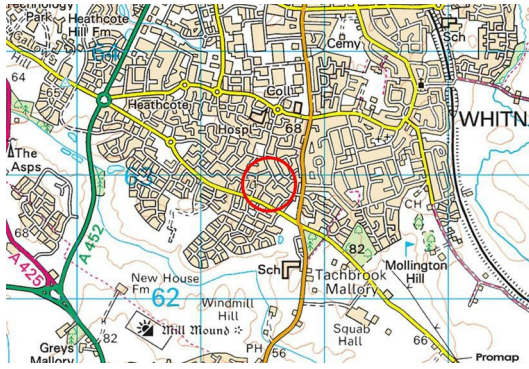




- Pye Builders 'Guildford' Design
- Popular Heathcote
- Bathroom & En-Suite
- Utility & Guest WC
- Garage & Parking
- Detached Built 2001
- Three Bedrooms
- Kitchen Diner
- Living Room
- In Need Of Some Updating

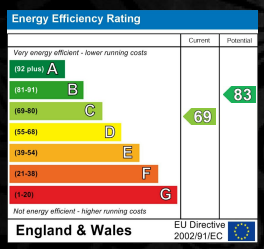






DOGBERRY WAY, WARWICK

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



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