

ehB
RESIDENTIAL

Your Property - Our Business



49, Vickers Way, Warwick



A detached five double bedroomed modern David Wilson family home, offering spacious and well designed, living accommodation over three levels with attractive outlook to front, boasting landscaped rear garden, large driveway and double garage.

Briefly Comprising:

Recessed porch, entrance hallway, ground floor cloakroom, living room, dining room with patio doors to garden, spacious breakfast/family/kitchen with patio doors to garden and integrated appliances, utility, first floor landing with airing cupboard, family bathroom, master bedroom suite with dressing room and en-suite, two further double bedrooms both with fitted

wardrobes, second floor landing, bedroom four with Jack n' Jill access to bathroom providing en-suite, additional double bedroom, lawned and landscaped foregarden, attractive landscaped and lawned rear garden, quadruple driveway and double garage. Gas radiator heating, remainder of NHBC warranty, upvc double glazing.

Vickers Way offers flexible family living over three floors, set in this recent development by David Wilson. Completed in 2019 this well appointed home benefits from being approached via a shared private drive and overlooks a green area to the front. Viewings Advised.

The Property

Is approached via a slate paved path across the front foregarden to deep recessed porch giving access in turn to...

Entrance Hallway

With staircase rising to first floor landing, tiled flooring, radiator, downlighter points to ceiling, useful under stair store cupboard.

Cloakroom

Fitted with a white low level WC, corner wash hand basin, mono-mixer, splashback tiling to half height, tiled floor, radiator, downlighter points to ceiling.





Lounge

With upvc double glazed windows to front elevation, downlighter points to ceiling, two radiators, double doorway to dining room.

Dining Room

With upvc double glazed French doors to garden with matching windows to either side, downlighter points to ceiling, continuation of tiled flooring, radiator, further door leading back to breakfast/kitchen/family room.

Breakfast/Kitchen/Family Room

Forming two distinctive yet open plan areas.

Dining/Family Area

With upvc double glazed doors with matching windows to either side to garden, tiled floor, Panasonic wall mounted air conditioning unit, downlighter points to ceiling.

Kitchen Area

Fitted with a range of light grey shaker style wall and base units with solid working surface over with upstands, one and a half bowl sink drainer unit with mixer tap, concealed fridge freezer, narrow wine fridge, concealed AEG dishwasher, five point AEG gas hob with AEG stainless and glazed filter hood over, double oven to side, downlighters to ceiling, continuation of tiled flooring throughout, multi paned style double glazed upvc windows to rear elevation.

Utility

Matching wall and base units, sink drainer unit, space and plumbing for washing machine and tumble drier, cupboard concealing Ideal Logic boiler, part obscure double glazed door to side, radiator, continuation of tiled flooring.

First Floor Landing

With downlighter points to ceiling, double glazed window to front elevation, staircase rising to second floor, door to...

Airing/Linen Cupboard

With shelving, further door to cupboard housing insulated hot water cylinder.





Main Bedroom

With upvc double glazed multi pane style windows to front elevation, radiator, Panasonic air conditioning unit, broad opening through to...

Adjacent Dressing Area

With mirror front sliding doors with hanging and shelving, upvc double glazed window to rear, further radiator, door through to...

En-Suite Shower Room

Fitted with a double shower cubicle, separate bath with central filler and hand held shower attachment, low level WC, pedestal wash hand basin, mono-mixer, obscure upvc double glazed window to rear elevation, full splashback tiling, downlighter

points to ceiling, extractor and chrome radiator towel radiator, tiled floor.

Family Bathroom

Fitted with a double ended bath with central filler and tap, shower attachment, low level WC, pedestal wash hand basin, shower cubicle, full splashback tiling, tiled floor, downlighter points to ceiling.

Bedroom Two (Front)

With two upvc double glazed windows to front elevation, wall mounted Panasonic air conditioning unit, radiator, sliding doors to fitted wardrobe providing hanging and shelving.



Bedroom Three (Rear)

With two upvc double glazed windows to rear elevation, radiator, mirror fronted doors to wardrobe providing, hanging and shelf.

Second Floor Landing

With downlighter points to ceiling.

Bedroom Four

Angled ceiling lines restricting head height in part, upvc multi paned style double glazed dormer window to front elevation, key light roof line windows to rear, Panasonic air conditioning unit, laminate flooring, radiator, corner run of mirror fronted wardrobes providing hanging and shelving. Door to...



Jack n' Jill Bathroom

Fitted with double ended bath with central filler, low level WC, pedestal wash hand basin, double shower cubicle with wall mounted shower control, full splashback tiling, downlighters points to ceiling, tiled floor, chrome radiator towel rail, key line roof light window to rear.

Bedroom Five

With multi paned style double glazed window to front elevation, double radiator, four key line roof light windows to rear, laminate flooring, fitted double wardrobe with mirrored fronts.

Double Garage

With two up and over doors, power and lights are fitted.

Outside (Front)

With shallow lawned and landscaped front garden with path leading to front door. To the side of the property is a quadruple sized large driveway providing plenty of off road parking giving access to the double garage.

Outside (Rear)

Rear garden is superbly landscaped providing a variety of paved patio areas and central lawn, sleeper edged herbaceous planted borders, gate leading to driveway, surrounded in the main by a combination of brick walling and timber fencing.

Tenure

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

Services

All mains services are understood 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.

Council Tax

Council Tax Band G

49 Vickers Way

Warwick

CV34 7AQ

Your Property - Our Business

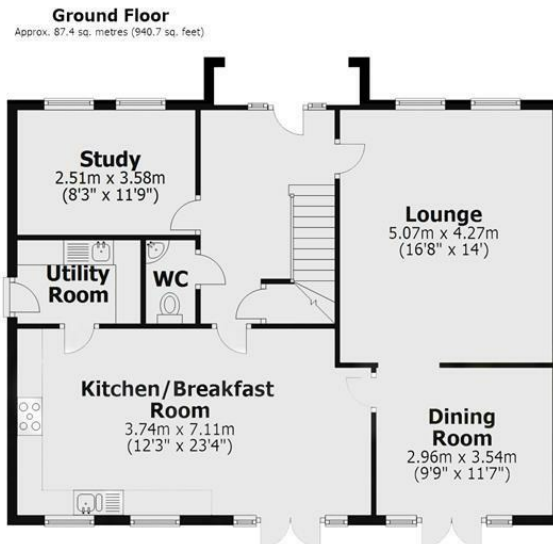
- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		92
(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 St, Warwick CV34 4EL



Total area: approx. 238.5 sq. metres (2567.1 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.