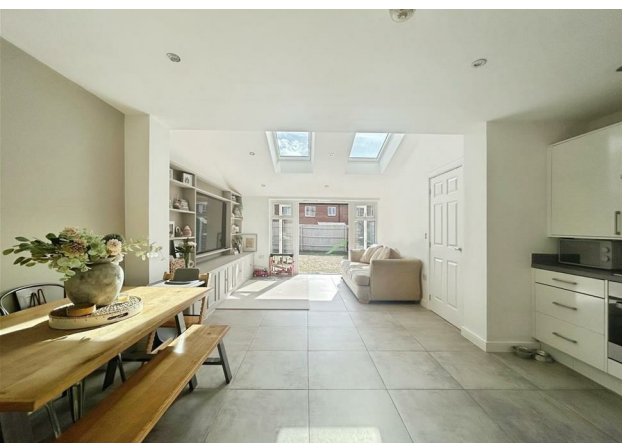




PEABODY WAY, HEATHCOTE

complete ●●●
SALES & LETTINGS





Located on the outskirts of Leamington Spa, this beautifully extended detached home offers the perfect balance of contemporary living, excellent transport connections, and easy access to both Leamington and Warwick town centres. Built in 2018 and thoughtfully enhanced throughout, the property is presented to a superb standard. The welcoming entrance hall leads to a guest cloakroom, a formal lounge, and an impressive extended open-plan kitchen, dining, and living space — the true heart of the home. A practical utility/boot room completes the ground floor. Upstairs, you will find a spacious family bathroom, three well-proportioned bedrooms, and a principal suite with its own stylish en-suite shower room. Externally, the property boasts a generous enclosed rear garden, a neatly lawned front garden, and a private driveway with ample parking. The detached garage, currently utilised as a gym, provides flexible options to suit individual needs.

Entrance Hall

Welcoming timber and obscured glass front door opens into a beautifully presented hallway with timber herringbone flooring. A bespoke storage cupboard provides ample space for coats and shoes, with access to the guest WC and formal lounge.

Guest Cloakroom

An elegantly designed guest cloakroom, featuring chic part-tiled walls and flooring, a contemporary ceramic hand basin with sleek mixer tap, low-level WC, and discreet extractor fan, all enhanced by a warm central heating radiator and ambient ceiling lighting.

Formal Lounge

The timber herringbone flooring flows seamlessly through to this inviting space, complemented by a central heating radiator and ceiling light points. A large double-glazed window to the front aspect fills the room with natural light, while a TV point and useful under-stairs storage add practicality. A doorway leads effortlessly into the impressive open-plan extended kitchen, dining and living area, with stairs rising gracefully to the first floor.

Kitchen Diner

At the heart of the home lies this stunning extended kitchen and dining space, fully tiled and thoughtfully designed for both everyday living and stylish entertaining. The kitchen boasts a sleek range of wall and base units, complete with premium integrated appliances including a dishwasher, fridge-freezer, and washing machine. A gas hob with oven, stainless steel extractor, and contemporary white ceramic sink with mixer tap are complemented by chic tiled splashbacks and subtle under-counter lighting.

The generous open-plan layout easily accommodates a large 6–8 seater dining table, creating the perfect setting for family gatherings or dinner parties. A bespoke media wall with integrated storage and shelving adds a modern focal point, while expansive Velux windows and double-glazed patio doors flood the space with natural light and provide a seamless connection to the rear garden—ideal for summer entertaining. Finished with ceiling spotlights and a central heating radiator, this space blends style, comfort, and functionality, making it a true centrepiece of the home.

Utility

A practical yet stylish tiled utility/boot room, featuring a bespoke storage cupboard neatly housing the dryer. A window and side access door provide natural light and convenience, while ceiling spotlights complete the space.

Landing

A carpeted landing with painted timber balustrade provides access to three beautifully presented bedrooms and the family bathroom, with additional loft access for convenience. Timber doors add a warm, classic finish to the space.

Bedroom One

The principal bedroom is a stylish and inviting double, fully carpeted for comfort and featuring two built-in storage cupboards. A feature panelled wall adds a touch of sophistication, while a double-glazed window to the rear elevation frames serene views and floods the room with natural light. With ample space for a dressing table and wardrobe, this refined retreat is complemented by a central heating radiator and private access to a contemporary en-suite bathroom.

En Suite

A well-appointed en-suite shower room, finished with sleek tiled flooring and contemporary fittings. The space includes a stylish ceramic wash basin with mixer tap, low-level flush WC, and a large glazed shower enclosure featuring both handheld and rainfall shower heads for a spa-like experience. Spotlights to the ceiling and a discreet extractor fan enhance the modern feel, while a central heating radiator ensures year-round comfort.



Bedroom Two

A bright and airy large double bedroom, fully carpeted for comfort and warmth. A double-glazed window to the front elevation fills the space with natural light, while a central heating radiator ensures year-round comfort—creating an inviting retreat ideal for rest and relaxation.

Bedroom Three

A versatile single bedroom, beautifully carpeted and filled with natural light from a double-glazed front-facing window. With a central heating radiator and ceiling light point, this room offers flexibility to serve as a cosy nursery, stylish guest room, or an ideal home office.

Rear Garden

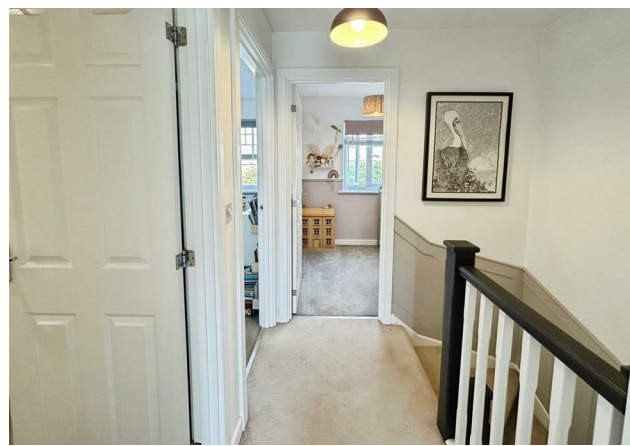
A generous L-shaped rear garden, fully enclosed with timber fencing to ensure privacy and security. Mainly laid to lawn, the space is a wonderful blank canvas for family enjoyment, entertaining, or creating a peaceful retreat. Practical features include gated side access to the front of the property and a convenient door leading directly into the garage.

Parking

Parking is adjacent to the property with space for three vehicles.

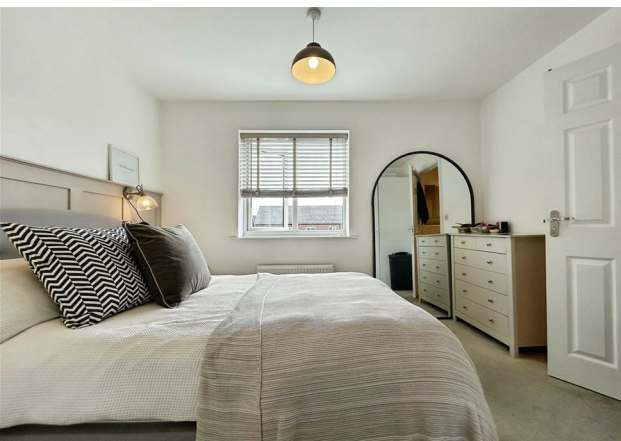
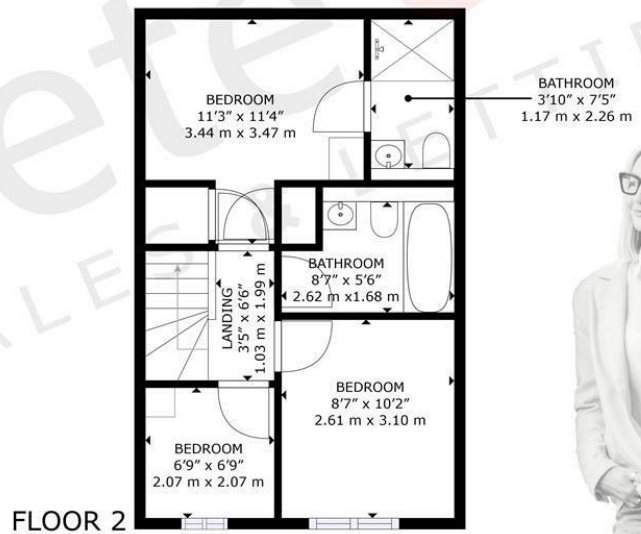
Location

Heathcote Park offers an excellent range of local amenities right on your doorstep. On-site facilities include Heathcote Primary School, Little Pioneers Day Nursery, and a Co-op incorporating Deli & Co with an outdoor seating area. You'll also find Harbury Catch Fish and Chip Shop with alfresco dining, the dog-friendly Bewitched Coffee Shop, a dentist and skincare clinic, and a pharmacy—all within the development. For commuters and local travel, several bus stops are located throughout the area, with services running approximately every 20 minutes. The development sits on the border of Leamington Spa and Warwick, offering easy access to both towns, while the M40 motorway is just a few minutes' drive away.



GROSS INTERNAL AREA
FLOOR 1: 621 sq. ft, 57 m², FLOOR 2: 389 sq. ft, 36 m²
TOTAL: 1010 sq. ft, 93 m²

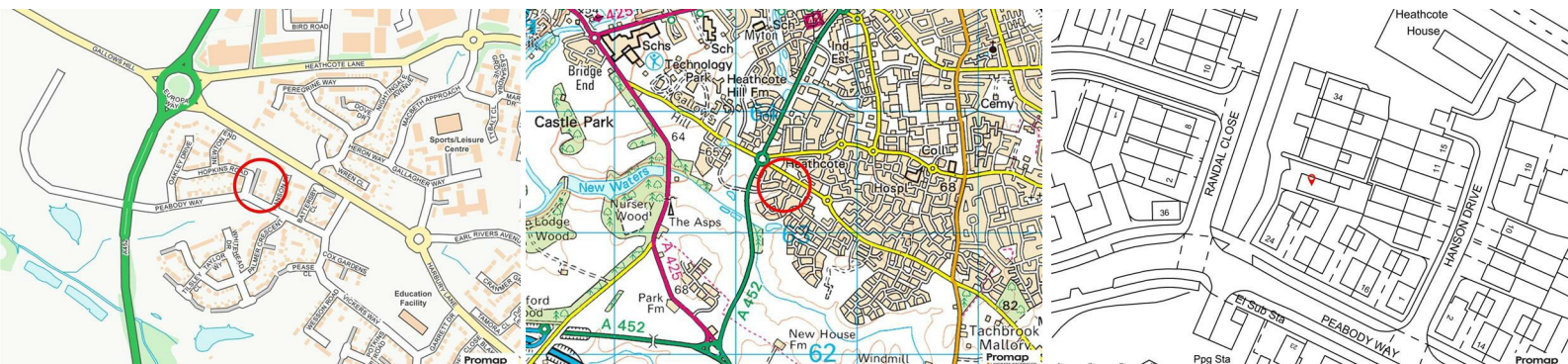
EXCLUDED AREAS: PATIO: 935 sq. ft, 86 m², GARAGE: 209 sq. ft, 19 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





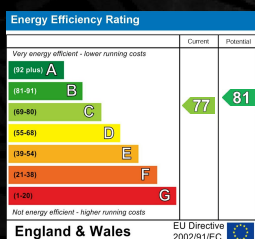
- Detached Family Home Built In 2018
- Three Bedrooms & Ensuite To Master
- Front & Rear Gardens
- Large Garage
- Utility

- Impressive ground Floor Extension
- Popular Location Close To Green Space
- Open Plan Kitchen Diner
- Formal Lounge
- Easy Access To M40/M42



PEABODY WAY, WARWICK

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



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