



24 Peabody Way
Warwick CV34 7BE
Guide Price £535,000

24 Peabody Way

Constructed around five years ago and being situated within this highly convenient location easily accessible to the centres of both Warwick and Leamington Spa, this four bedroomed detached family home offers accommodation arranged over three storeys and has been extended since its original construction. The resultant focal point of the accommodation is the fabulous extended open plan kitchen/dining and family space to the rear of the property which, as well as being fitted and presented to an exceptionally high standard, provides much sought after combined living space from which bi-fold doors provide a vista to the rear garden. The four excellent bedrooms arranged over the upper two storeys are complimented by en suite facilities to the master bedroom, whilst outside there is tandem parking for at least two cars, giving direct access to the garage and further enhanced by a re-landscaped rear garden. Overall this is a beautifully presented and stylishly fitted family home offering a host of pleasing features.

LOCATION

Peabody Way lies directly off Europa Way, this being a recent development ideally placed for access to Warwick, Leamington Spa, the M40 motorway and the Jaguar Land Rover and Aston Martin installations at Gaydon. Additionally, regular commuter rail services operate from both Warwick, Warwick Parkway and Leamington Spa to London and Birmingham, amongst other destinations. There are convenient facilities and amenities on the doorstep within the Heathcote area along with more comprehensive retail facilities on the nearby Leamington Shopping Park.

ON THE GROUND FLOOR

CANOPY STYLE PORCH

With period style double glazed entrance door opening into:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, grey oak wood grain effect flooring and panelled style doors radiating to:-

CLOAKROOM/WC

With white fittings comprising low level WC with concealed cistern, pedestal wash hand basin, tiled splash areas and wood effect flooring extending through from the hallway.

LOUNGE

5.36m x 3.28m max (17'7" x 10'9" max) into double glazed bay window and having dual aspect double glazed windows and two central heating radiators.

MAGNIFICENT OPEN PLAN KITCHEN/DINING/FAMILY ROOM

7.09m x 5.31m max (23'3" x 17'5" max)

A beautifully fitted light and spacious combined kitchen/dining and family space, the kitchen area being stylishly equipped with a range of panelled style units in a graphite finish complemented by quartz worktops and matching upstands, central island unit with integrated undermounted sink, integrated appliances including induction hob, fitted Zanussi oven and microwave with complementary storage above and below, integrated dishwasher, coordinating wall cabinets, one of which conceals the Ideal gas fired boiler, large Velux double glazed roof lights to the family space from which bi-fold doors provide a Vista through and access to the rear garden, inset downlighters, central heating radiator and wood effect flooring extending throughout the entire room.

UTILITY AREA

2.03m x 1.37m (6'8" x 4'6")

Accessed from the kitchen itself and where there is additional fitted storage, stainless steel sink unit, space and plumbing for washing machine and tumble dryer and central heating radiator.

ON THE FIRST FLOOR

SPACIOUS LANDING

With staircase off ascending to the second floor, double glazed window, central heating radiator and doors giving access to:-

MASTER BEDROOM

4.72m x 2.84m (15'6" x 9'4")

With dual aspect double glazed windows, a n excellent range of built-in wardrobing providing

hanging and storage space and with sliding mirror doors fronting, two central heating radiators and door to:-

EN SUITE SHOWER ROOM

Being beautifully appointed with low level WC having concealed cistern, pedestal wash hand basin, walk-in shower enclosure with sliding door giving access and dual head shower unit, ceramic tiled splash areas, central heating radiator and obscure double glazed window.

BEDROOM FOUR

3.05m x 2.29m (10'0" x 7'6")

+ depth of fitted wardrobing.

Having a large fitted double wardrobe with sliding mirror doors fronting, double glazed window and central heating radiator.

FAMILY BATHROOM

Which is again superbly appointed with low level WC and concealed cistern, panelled bath, pedestal wash hand basin, walk-in recessed shower enclosure with glazed door and dual head shower unit, obscure double glazed window and central heating radiator.

ON THE SECOND FLOOR

LANDING

With door to useful storage cupboard and further doors to:-

BEDROOM TWO

4.14m x 3.05m (13'7" x 10'0")

With dual aspect double glazed windows, built-in storage cupboard and central heating radiator.

BEDROOM THREE

4.14m x 2.84m (13'7" x 9'4")

With dual aspect double glazed windows, built-in storage cupboard, access trap to roof space and central heating radiator.

Features

Modern Detached Family House

Superbly Extended Accommodation

Lounge

Exceptional Open Plan

Kitchen/Dining/Family Room

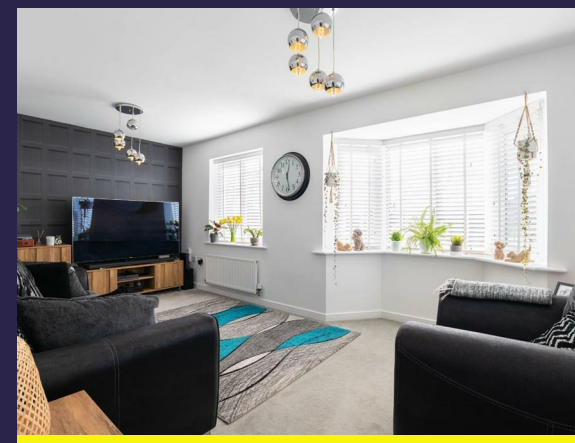
Four Bedrooms

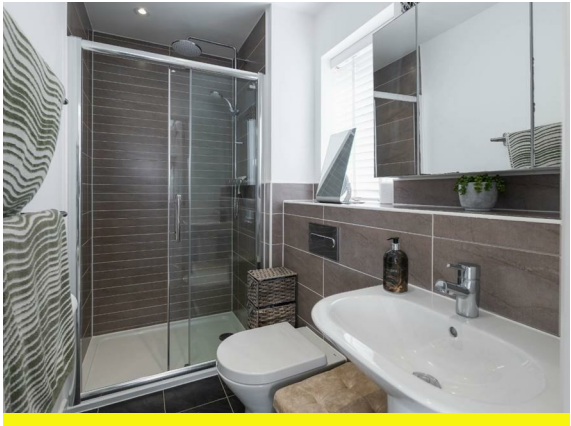
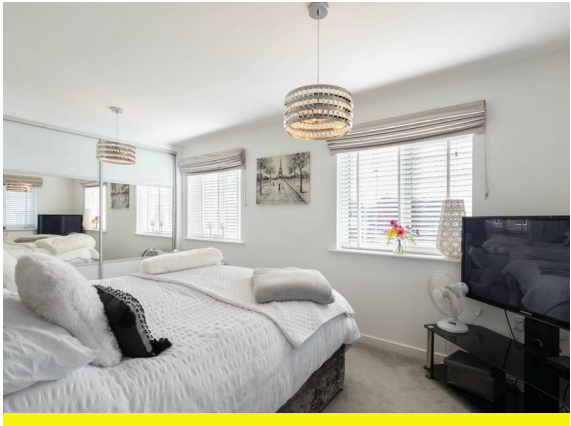
Two Bathrooms

Parking and Garage

Superbly Presented Throughout

Popular and Convenient Location





Floorplan



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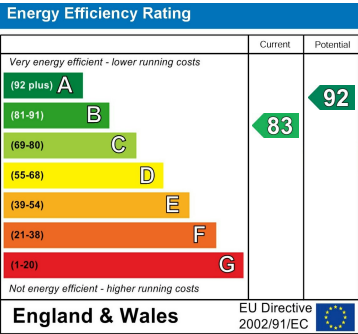
General Information

Tenure
Freehold

Services
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings
Specifically excluded unless mentioned in these sales particulars.

Council Tax
Band E - Warwick District Council



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