



**20 Phillips Way East**

Hampton Magna, Warwick **CV35 8NG**

Offers Over £310,000

# 20 Phillips Way East

## Hampton Magna, Warwick

We are delighted to present this impeccably designed 2 bedroom semi-detached house, offering the utmost in contemporary living within a sought-after residential area. Built around 3 years ago, this beautiful home exudes modernity and elegance, boasting two generously sized double bedrooms, ideal for those seeking a comfortable and stylish living space.

Upon entering the property, you are greeted by a beautifully presented kitchen, a ground floor WC which adds convenience to the layout, catering to the needs of residents and guests and a light and airy lounge / diner to the rear elevation.

To the first floor there is a family bathroom, known for its excellent size, modern fixtures and provides a sanctuary for relaxation and rejuvenation after a long day. The master double bedroom has a built-in wardrobe and completing the interior is the remaining bedroom, radiating comfort and warmth, perfect for guests, family, or to serve as a dedicated home office space.

The rear garden is a great size for hosting small family events and having off-road parking to the side of the property.

Furthermore, with the convenience of a driveway accommodating up to two vehicles, residents can come and go with ease and comfort.

Call us today for more information or to book in an internal viewing.

### LOCATION

The village of Hampton Magna is just on the edge of the historic town of Warwick, giving excellent access to the A46 and M40 and being within walking distance of Warwick Parkway Train Station with a direct route to both Birmingham and London, making commuting from this prime location both convenient and efficient, catering to the needs of busy professionals and offering a semi-rural lifestyle. It is just a short walk to the local Junior/Infants/Nursery School, local shops, park, with a secondary school only 3 miles away.

### ENTRANCE HALL

A light and airy entrance hall which comprises of a radiator, doors to the cloakroom, lounge, kitchen and stairs leading to the first floor landing.

### LOUNGE / DINER

4.10m x 3.81m (13'5" x 12'5")

A well-proportioned lounge with a radiator, a large storage cupboard, double-glazed windows to the rear aspect with French doors leading out to the rear garden and space for lounge / dining room furniture.

### KITCHEN

3.42m x 1.63m (11'2" x 5'4")

Having a range of base and eye-level units with complementary worktop surfaces, sink unit with chromed mixer tap, oven unit and a four-ring stainless steel gas hob with stainless steel

splashback and hooded extraction unit over. There is also space and plumbing for a washing machine and a freestanding fridge/freezer. Also having a radiator, double glazed window to the front elevation and a wall mounted combination boiler.

### CLOAKROOM

1.62m x 0.92m (5'3" x 3'0")

Having a radiator, low-level WC, hand wash basin with a decorative tiled splashback and a double glazed frosted window to the front elevation.

### FIRST FLOOR LANDING

Matching carpets on stairs and across the landing and having access to adjacent rooms and the loft space.

### BEDROOM ONE

3.80m x 2.84m (12'5" x 9'3")

Matching carpets, radiator, double-glazed window to the rear aspect and having space for bedroom furniture.

### BEDROOM TWO

3.80m x 2.71m (12'5" x 8'10")

Matching carpets, radiator, double-glazed windows to front aspect and having a built-in wardrobe / airing cupboard.

### Features

Two Double Bedrooms

Semi-Detached Property

New Build Home Only 3 Years Old

7 Years Remaining On The NHBC Warranty

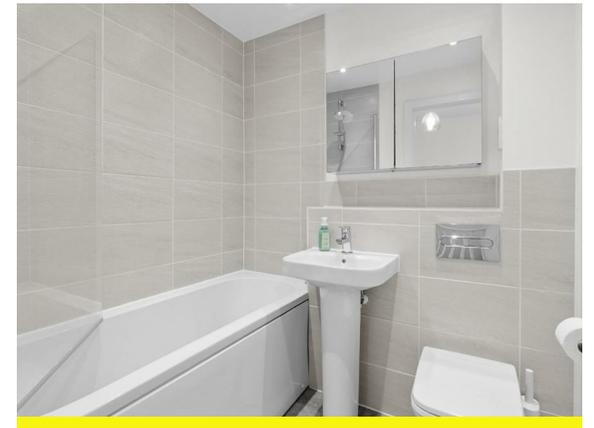
Within Walking Distance To Warwick Parkway Train Station

Off Road Parking With Electrical Charging Point

Completed To A High Standard Throughout

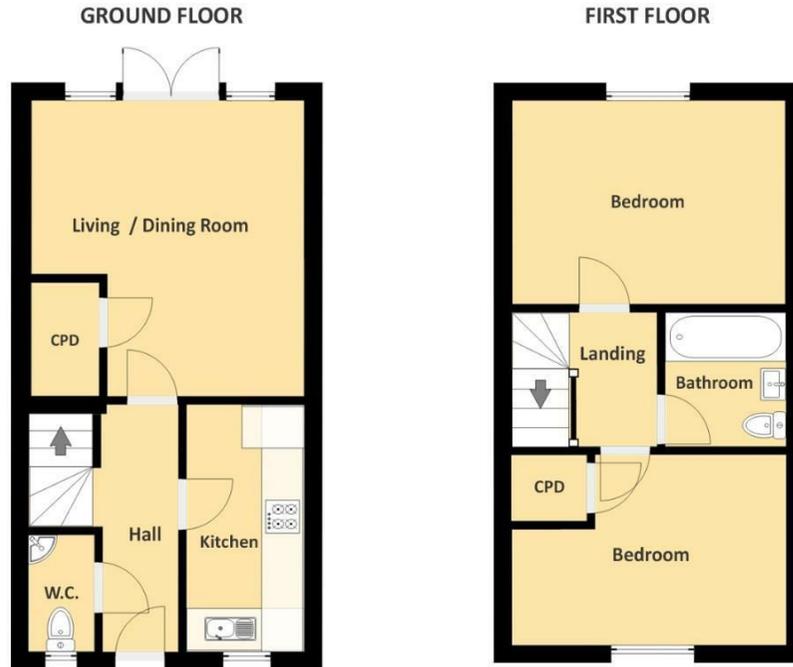
Downstairs W/C





# Floorplan

Internal Living Area 598sq ft / 55.51m<sup>2</sup>



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### 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.

### Council Tax

Band C - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com