



1 Amey Way, Warwick CV34 5AL

Guide Price
£500,000



Harts are delighted to present this immaculate three-bedroom detached family home, perfectly positioned on a generous corner plot offering a beautifully private 'L' shaped Southerly facing garden. Tastefully decorated throughout and finished to a high standard, this superb property combines modern living with charming features. Ideally located with convenient access to both Leamington and Warwick town centres, as well as excellent road and rail links, this home is perfectly suited for families and professionals alike.

A viewing is highly recommended to fully appreciate the quality and space on offer in such a sought-after location.

Situated within easy reach of the vibrant towns of Warwick and Royal Leamington Spa, this property benefits from a wealth of local amenities including a variety of shops, restaurants, schools, and leisure facilities. Commuters will appreciate the excellent transport links, with both towns providing train stations that connect to major cities, with Warwick Parkway being a short walk away as well as quick access to the motorway network. The area also offers beautiful green spaces and parks, making it an ideal environment for family life and an enviable community atmosphere.

Step inside to discover a welcoming entrance hall leading to a spacious dual aspect living room, where light floods through generous windows creating a warm and inviting atmosphere. The living room provides direct access to the garden, perfect for enjoying outdoor entertaining or relaxing in the privacy of the 'L' shaped lawn and patio area. Adjacent to the living room is the modern shaker-style breakfast kitchen, thoughtfully fitted with high-quality units and integrated appliances, offering ample space for casual dining and family gatherings.

A convenient downstairs guest WC completes the ground floor accommodation, enhancing practicality for everyday living and entertaining.





Upstairs, the property boasts three well-proportioned bedrooms, including a stunning main bedroom with a stylish en suite bathroom, providing a private retreat for the homeowners. The other two bedrooms are versatile and can accommodate family, guests, or be used as a home office. A tastefully appointed family bathroom serves these rooms, equipped with contemporary fittings ensuring comfort and convenience.

Externally, the home benefits from driveway parking and a single garage, providing secure parking and additional storage options. A discreet hidden bin store area ensures the garden remains tidy and uncluttered, while a useful timber shed offers extra storage for gardening tools and outdoor equipment. The property's corner plot and 'L' shaped garden not only add to the sense of space but also afford a quiet and private outdoor environment rarely found in similar homes.

This beautifully presented detached house, complete with modern comforts and charming features, represents a wonderful opportunity to acquire a spacious family home in a highly desirable location. Early viewing is strongly advised to avoid disappointment, as properties of this calibre and position are always in high demand.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding. There is an annual service charge for the road which is currently approx. £350

SERVICES: We have been advised by the vendor that there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band D

ENERGY PERFORMANCE CERTIFICATE RATING: B We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







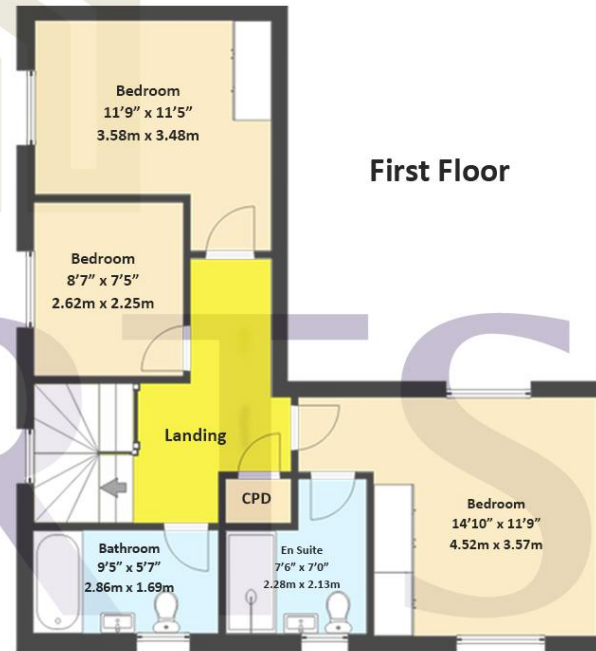
Internal Living Area 1,101 square feet / 102.21 square metres



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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