



Hopkins Road, Warwick Gates, CV34  
£320,000

**Winkworth**

for every step...







## About the Property

Winkworth Leamington Spa is pleased to present to the market this beautifully maintained, contemporary, two bedroom home on the popular Warwick Gates development perfectly located to cater for those commuting on the nearby M40 (3.3 miles).

### **Material Information:**

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Mar 25)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom Mar 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





## The Finer Details

The beautifully maintained family home, set on this sought after, private development, offers flexible, modern living across two storeys with accommodation extending to approximately 605 sq ft.

Upon arriving at Hopkins Road, visitors are greeted by a spacious entrance hallway which provides access to a generous downstairs WC/cloakroom and electric cupboard.

The hallway leads you into a sizeable and bright sitting room, with large front aspect windows providing an abundance of natural light. The reception room has stairs that lead to the first floor landing and also provide access into the kitchen/diner.

The kitchen/diner is contemporary and stylish with large french doors overlooking the enclosed rear garden. The kitchen has a range of built in appliances including fridge/freezer, dishwasher, gas hobs and washer/dryer as well as plenty of counter top and kitchen storage space.

The first floor is accessed via the stairs in the reception room, where a generous landing provides access to the two double bedrooms and family bathroom.

The master bedroom is a good sized double bedroom with rear aspect windows with views to the green spaces beyond. The front aspect guest bedroom has a range of built in wardrobes and is currently used as an office. The family bathroom is modern and sleek, and has a bath with a shower. The attic is accessed via a retractable ladder and is partially boarded.

Externally, a small patio, which is accessed via the rear doors in the kitchen, leads onto a fully enclosed turfed garden which provides a welcoming entertaining space, perfect for those summer days. There is a garden gate that leads onto the driveway, where there is a off street parking for up to two vehicles.













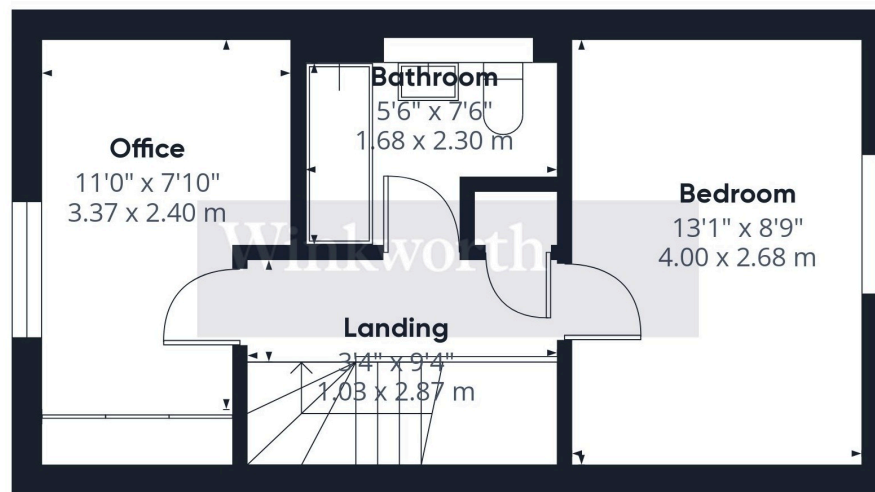
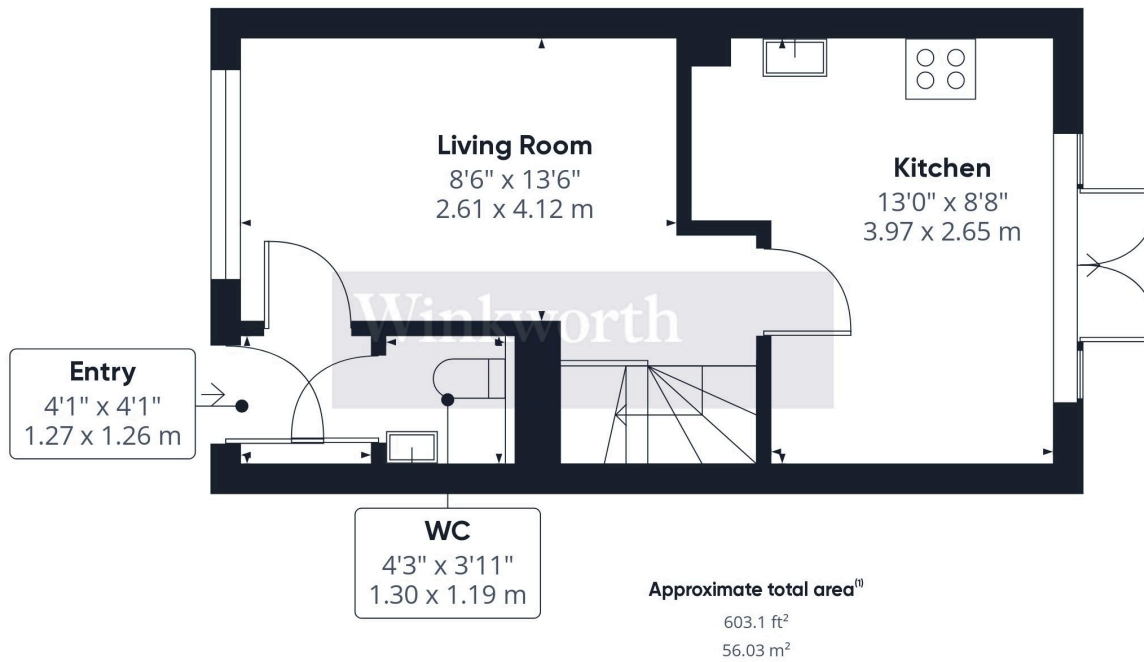
## About the Area

Situated in the desirable Warwick Gates development in Warwick, Hopkins Road is a quiet, private road close to the fantastic transport links, good schools and gardens of Leamington Spa and Warwick.

There are excellent schools within easy reach of Hopkins Road including Heathcote Primary School (0.5miles), Myton School (2.1 miles), Arnold Lodge School (4.5 miles), Warwick School (1.7 miles) and Kings High School for Girls (1.6 miles).

For the commuter, Leamington Spa (2.2 miles) and Warwick (2.1 miles) Train Stations provide direct trains into London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes). The motorway system is accessible by various local junctions of the M40 (3.3 miles) and also provides access to London, Birmingham and further afield.





(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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