



Peregrine Way | Warwick | CV34 6WP

**Guide price £335,000**



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## Key features

- Two Double Bedrooms Both With En-Suites
- Off-Road Parking & Garage
- Excellent Opportunity To Extend
- Close Proximity to M40, A45 and A46 Motorways
- No Chain
- EPC Rating: B

**\*\*NO CHAIN\*\***

Kingsway Estate Agents are delighted to present this beautifully maintained semi-detached, two-bedroom home, ideally situated within the highly sought-after Poets Meadow / Heathcote Park development in Warwick.

The ground floor boasts a bright and spacious lounge, enhanced by dual-aspect windows that flood the room with natural light. This leads through to a contemporary kitchen/diner, complete with integrated appliances and French patio doors opening out onto the rear garden—perfect for both everyday living and entertaining. Further benefitting from a useful Cloakroom/WC located off the entrance hall.

To the first floor, the property offers two generous double bedrooms, each benefiting from its own stylish en-suite bathroom providing both comfort and convenience. The second bedroom has built-in wardrobes and a nice view overlooking the rear garden.

Externally, the home features off-road parking, a garage. The property is situated on a corner plot, with a wrap around garden offering great opportunity to extend / add garden room STPP.

We anticipate high demand for this property so early viewing is highly recommended.

EPC Rating: B



Living Room

15'9" x 10'7"

Kitchen/Dining Room

14'9" x 9'4"

Bedroom One

14'9" x 9'10"

Bedroom Two

14'9" x 9'4"

Garage

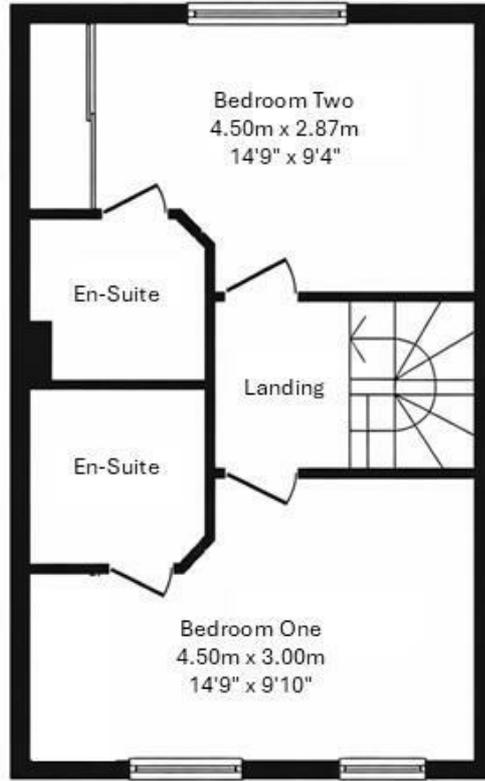
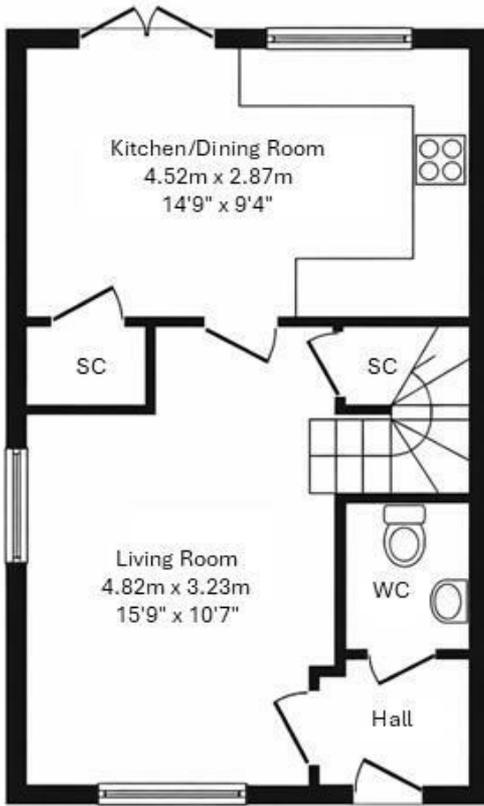
17'3" x 9'2"







# Floor plans



**Total Floor Area Approx: 75 sq. metres (807 sq. feet)**



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	85
(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	



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