



21 John Sugar Way, Warwick, Warwickshire CV34 6ZD

Guide Price £550,000

charlesrose.

This modern detached family home was constructed in 2024 by reputable builders L&Q to the "Aldreth" design. Benefitting with a number of remaining years on NHBC guarantees together with continued builders guarantees, this family home offers spacious and well thought out accommodation all located in this convenient and desirable development on the fringes of both Leamington Spa and Warwick.

LOCATION

John Sugar Way is located on the newly constructed development on Gallows Hill which is well placed to serve both Leamington Spa and Warwick town centres being only a short drive away from both. The development has been designed with family in mind with the inclusion of lovely green areas and parks. There is a close link up to a host of major road networks and only a short drive from train stations of both Leamington Spa and Warwick. There are handful of great local schools nearby that have great

GROUND FLOOR

The spacious ground floor accommodation starts with the welcoming entrance hallway with neutral and fresh decor and wide stairs leading up to the first floor. Karndean style timber effect flooring runs through the entirety of the ground floor. To one side you find the dining room of which could make the perfect home office along with other potential uses and to the other a well proportioned living room with doors and views out to the rear gardens, The dining kitchen is

located to the rear offering a modern design and fully equipped with all appliances. It is complemented with a separate utility space hiding the white goods away. Finally leading off the hallway is a handy ground floor WC / Cloakroom.

FIRST FLOOR

The space on offer on this level continues with a spacious and open landing giving access to the loft with handy storage. Doors lead off to the four double bedrooms and family bathroom. The master bedroom offers fitted wardrobes together with a modern and well equipped ensuite shower room.

OUTSIDE

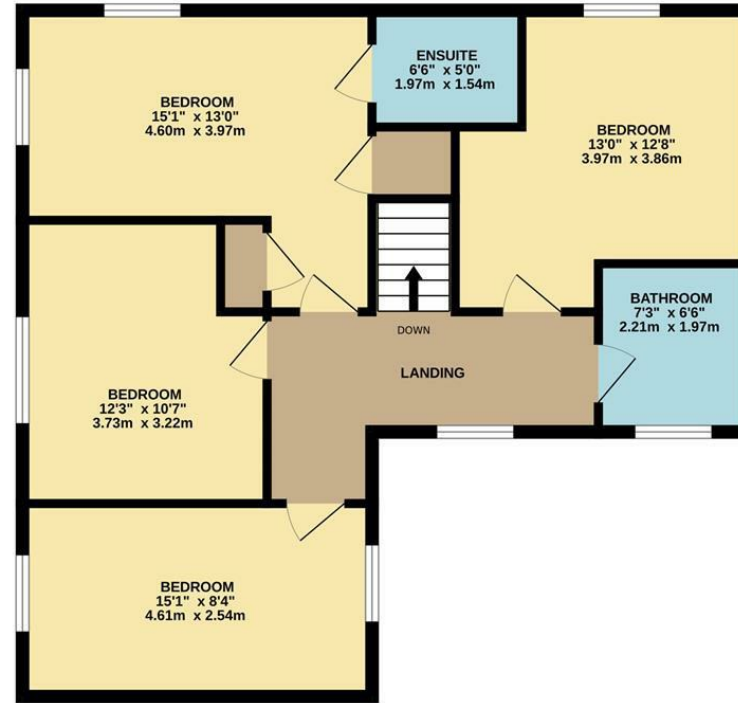
To the side of the property on approach you have a tandem driveway and access to the garage. To the rear you benefit with a fully enclosed private garden that offers a couple of lovely paved patio areas accessed from both the living room and kitchen. This leads onto the lawns and in turn rear gate and driveway giving access into the garage.



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

