



31 Miranda Drive

Warwick, CV34

Asking Price £539,950



A lovely 4 Bed Detached Home with Conservatory, En Suite & Garage, Comprising entrance hall, Cloakroom, Lounge to front with a log burning fire, Dining room opening to a Conservatory, Kitchen Breakfast, Double driveway, Southerly rear gardens. Great access for the Schools and M40 & A46 No Onward Chain



Draft , Council F Tax and EPCD
The detail have not been checked as yet

Entrance Porch
Outside light, paved step.

Entrance Hall
16'2" x 6'1" (4.93 x 1.85)
Via double glazed metal clad door, stairs to first floor, oak flooring, wood panel doors to:

Cloakroom
4'10" x 3'14" (1.47 x 1.27)
Suite comprising low level WC, wash hand basin, Cushion Vinyl flooring.

Kitchen Breakfast
14'9" x 12'10" (4.50 x 3.91)
UPVC double glazed window to rear. Modern kitchen with range of units and drawers, stone effect splash back, central breakfast island with extra cupboards. Ceramic tile flooring, door to side and garage. A range of White goods including space for a American style fridge freezer.

Lounge
17'2" x 10'1" (5.23 x 3.07)
UPVC double glazed bay window to front aspect. Feature fireplace with a real Wood Burning Stove, double glass panel doors leading to Dining Room

Dining Room
10'7" x 10'1" (3.23 x 3.07)
Wood laminate flooring, sliding patio doors opening to Conservatory

Conservatory
10'9" x 10'8" (3.28 x 3.25)
French patio doors opening to rear side garden, wood laminate flooring.

Landing
Doors to

Bedroom 1
15'3" x 10'8" (4.65 x 3.25)
2 x UPVC double glazed windows to front aspect, radiator, built in wardrobes ,

En Suite
7'6" x 5'4" (2.29 x 1.63)
UPVC double glazed window 3 piece suite comprising wash hand basin, double shower cubicle, low level WC.

Bedroom 2
10'2" x 10'10" (3.10 x 3.30)
UPVC double glazed window to rear aspect, built in triple wardrobes,

Bedroom 3
14'8" x 8'3" (4.47 x 2.51)
UPVC double glazed window to front aspect,

Bedroom 4
10'11" x 8'3" (3.33 x 2.51)
UPVC double glazed window to rear aspect,

Bathroom
7'1" x 6'10" (2.16 x 2.08)
UPVC double glazed window, suite with a 3 piece suite comprising P shaped shower bath wash hand basin, low level WC,

Garage

Up and over door, electric points and lighting, personal door to side.

Front

Mainly a laid to lawn with a block paved driveway with parking for up to 2 cars, path to side.

Rear

A Mature southerly rear garden, laid to lawn with paved patio area, various shrubs, borders and trees.



Road Map



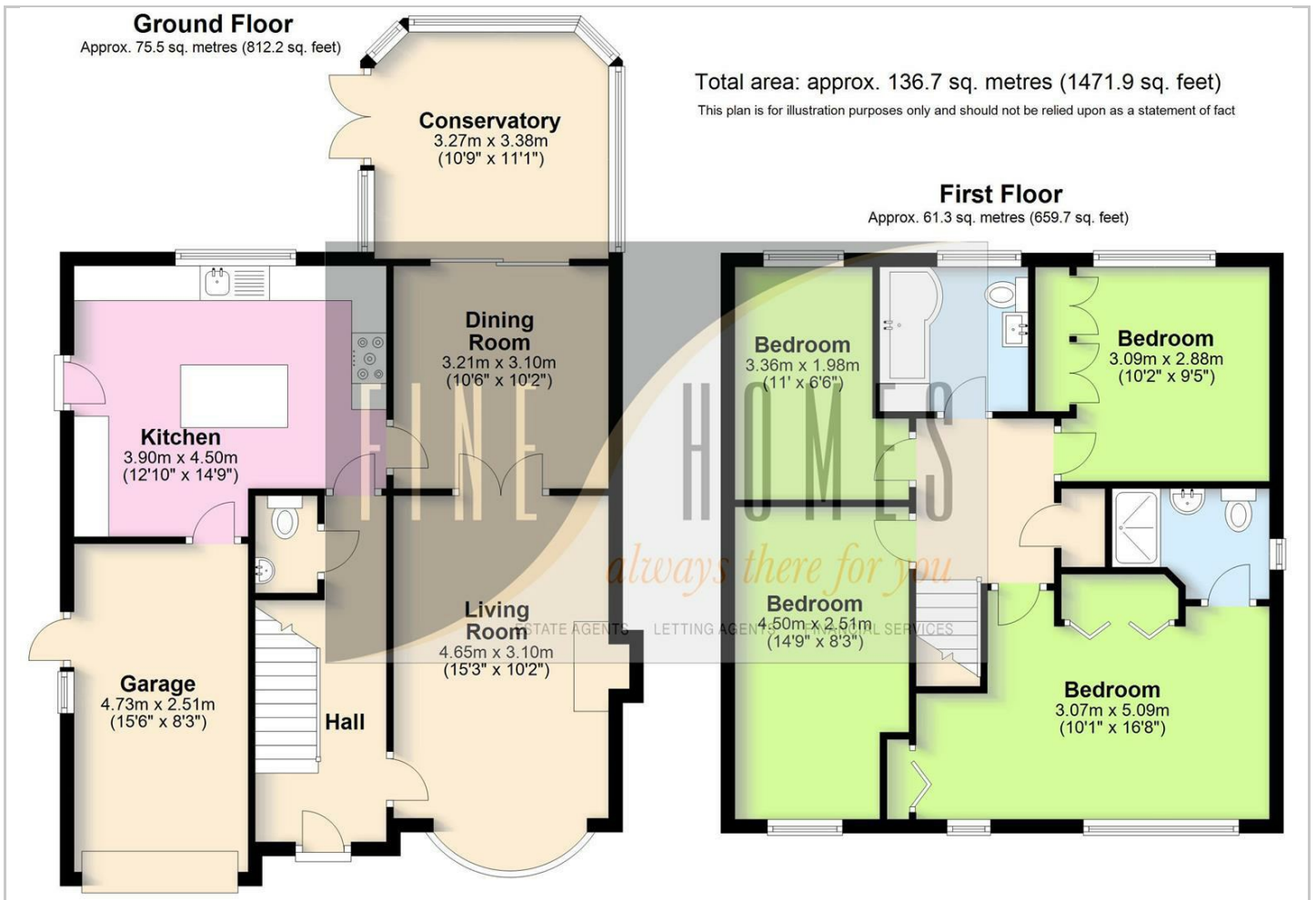
Hybrid Map



Terrain Map



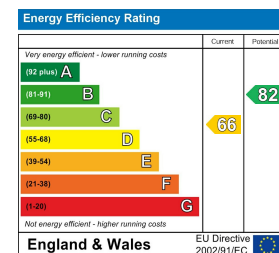
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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