



2 Juliet Drive

Heathcote, Warwick, CV34

Asking Price £679,950



A superbly presented and spacious double fronted 5 bed detached family home. Comprising 3 Reception rooms, 2 En suites, a Study, a Utility room, a cloakroom and a Double Garage.

All of the bedrooms are doubles and have built in wardrobes.

The property has been updated throughout, including Kitchen, En Suite, radiators, water filters and Air conditioning, and still offers so much more potential.

Outside, the property is complimented with a spacious plot, with a block paved drive that stretches the full width of the front.

This provides parking for 6 to 7 cars including the double garage.

The rear is southerly facing and landscaped to low maintenance with a patio area.

It is situated in a great location within easy reach of amenities, including Shops Doctors surgery, chemist and takeaways.

Also on bus routes, minutes from all school years, M40, A46, Fosse Way and Leamington Train station.



Draft , Council G Tax & EPC C

The details have not been checked as yet,

Viewings will be restricted to proceedable buyers only with a Mortgage Agreement in principle. If you are sold subject to contract in a chain, you must be complete and proceedable. So only contact us if you are. Thank you. There is no onward chain.

Entrance Hall

Via Metal clad double glazed door, stairs to first floor, Vertical radiator with mirror inset, wood panel doors to:

Lounge

16'5 x 11'3 (5.00m x 3.43m)

UPVc Double Glazed Bay Window to front, 2 x radiators, Feature fireplace with raised hearth, living flame, coal effect gas fire, Wall mounted Air Conditioning unit. Double doors to

Dining Room

11'4 x 11'3 (3.45m x 3.43m)

UPVC double glazed window to rear, radiator, Double doors to the lounge and door to the Kitchen.

Kitchen Breakfast

17'9 x 15'3 (5.41m x 4.65m)

UPVC double glazed window and French patio doors opening to rear garden

Modern fitted kitchen with range of high gloss eye and base level units and drawers, single one and a half bowl single drainer sink unit with mixer taps with a reverse osmosis filter tap, decorative tile splash back, ample worktop surface with a breakfast bar. 2 radiators

Built in appliances including electric 5 ring electric Induction Hob with extractor hood above, eye level electric fan assisted double oven, fridge freezer, dishwasher, 2 vertical radiators. area for table and chairs, Vinyl plank laminate flooring, door leading to:

Study

10'1 x 8'8 (3.07m x 2.64m)

UPVC double glazed Bay window to front, a superb range of built in office furniture including a desk.radiator.

Cloakroom

RAK low level WC, pedestal wash hand basin set in a vanity units, splash back,, towel radiator, Vinyl plank laminate flooring.

Utility Room

Single bowl sink unit work top, plumbing for automatic washing machine and tumble dryer, space for other appliance, Water filtration system, Vinyl plank laminate flooring.

Landing

UPVC double glazed window to front, radiator, return stairs to 2nd floor, with half landing:

Bedroom 1

13' x 10'1 (3.96m x 3.07m)

UPVC double glazed window to front and side, radiator, Arch to the dressing area, built in wardrobes, Wall mounted Air conditioning Unit.

Dressing area

Range of built in wardrobes either side, door to,

En Suite

UPVC double glazed window to rear, 3 piece suite with a double shower cubicle, wash hand basin set in a large vanity unit, Mirror over sink that lights up with wave of hand!, level WC, Towel radiator, shaver light point, Vinyl plank laminate flooring.

Bedroom 2

13'3 x 11'3 (4.04m x 3.43m)

UPVC double glazed window to rear, radiator, built in wardrobes. Door to:-

En Suite

UPVC double glazed window to side, 3 piece suite with shower cubicles, wash hand basin, low level WC, extractor fan, towel radiator, shaver light point.,

Bedroom 3

11'9 x 11'3 (3.58m x 3.43m)

UPVC double glazed window to front, radiator, built in wardrobes.

Bathroom

UPVC double glazed window to rear, 3 piece suite with panelled bath with mixer taps and shower attached, pedestal wash hand basin, low level WC, fully part tiled walls, extractor fan, radiator.

2nd Floor Landing

Double glazed Velux window to Rear,

Bedroom 4

12'5 x 10'1 (3.78m x 3.07m)

UPVC double glazed window to front radiator, built in wardrobes.

Bedroom 5

12'5 x 9' (3.78m x 2.74m)

UPVC double glazed window to rear, radiator, built in wardrobes loft access.

Showroom.

3 piece suite with shower cubicle, wash hand basin, low level WC, extractor fan, radiator, shaver light point

Front

The front has a block paved drive leading to a Double garage, there is parking for about 6 car outside. Bounded by a small fence and various shrubs.

Double Garage

21'5 x 18'2 (6.53m x 5.54m)

Electric Roller door, power and lighting, wall mounted conventional gas boiler supplying domestic hot water and central heating personal door to side, storage in the rafter.

Rear

The rear garden has been landscaped to a a easy to manage space, laid to patio of the full width.

This provides a great area for all ages to enjoy as the is only one level. there i a pergola, side access and access to the garage and to the kitchen breakfast room.



Road Map



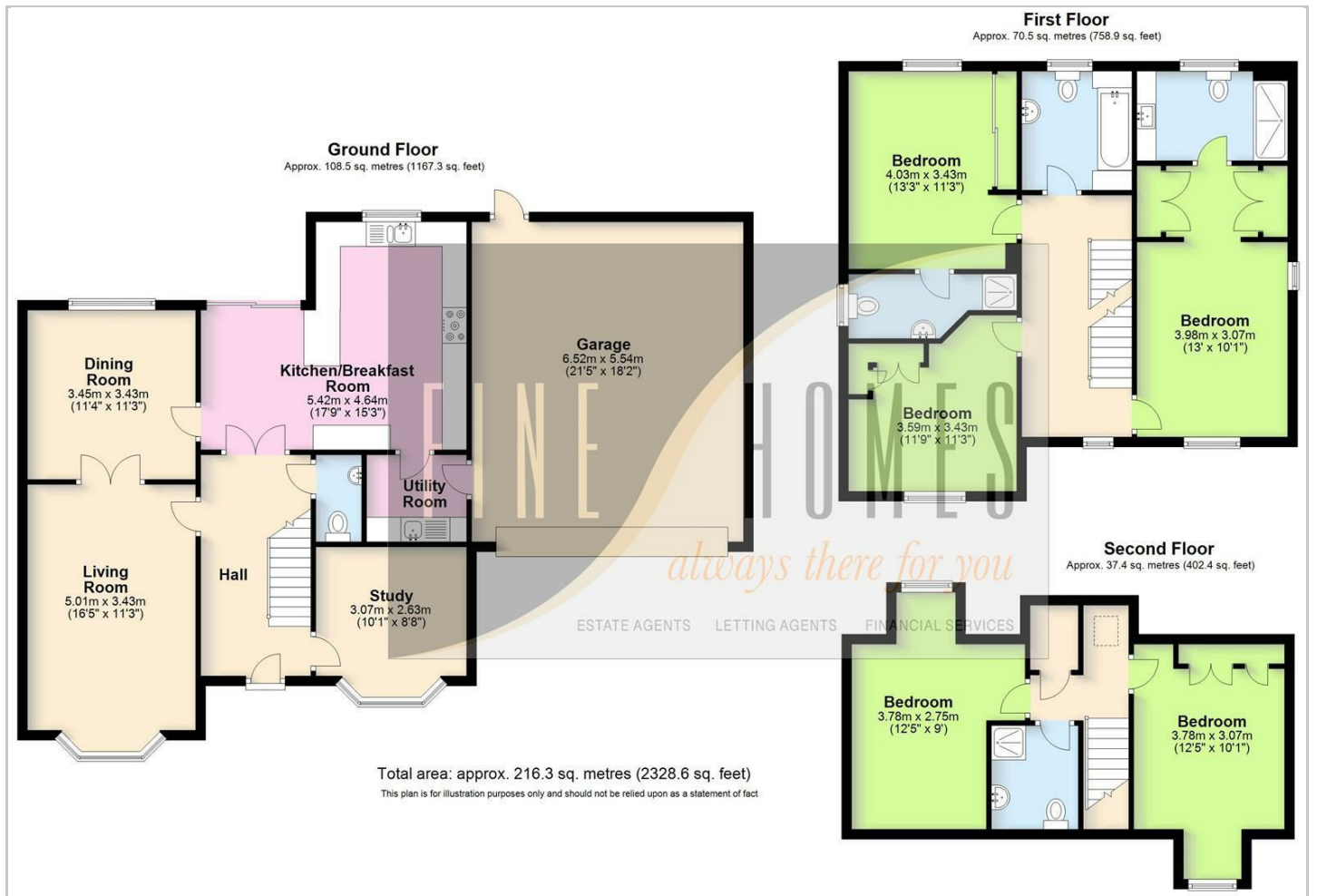
Hybrid Map



Terrain Map



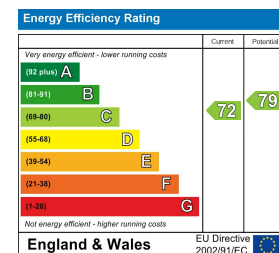
Floor Plan



Viewing

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Energy Efficiency Graph



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