

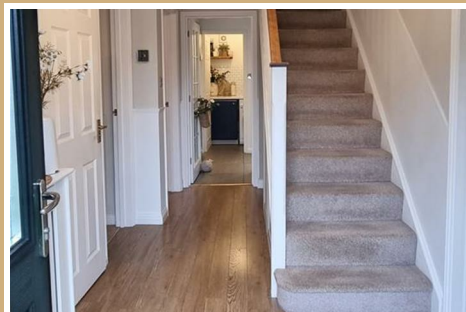


4 Touchstone Road  
Heathcote, Warwick, CV34

Asking Price £565,000



A chocolate box house, a much improved beautifully presented 4 bedroom detached double fronted home. With En Suite, 2 reception rooms, study, utility and an attached garage with a double drive. Both the Kitchen Breakfast and the lounge open out to the rear garden, whilst the Dining room and the study look out to the front. Complementing the outside to the rear is a south facing garden. Great access to schools, bus routes, Access to M40, A46, Fosse way and the Stations.



#### Draft EPC E & Council Tax E

The details have not been checked as yet.

All of the photos are real, no fake sky's.

#### Entrance Hall

Via composite double glazed door with side glass. stairs to first floor with a lovely storage area under. radiator wood laminate flooring, panel doors to:

#### Kitchen Breakfast

16'1 x 11'1 (4.90m x 3.38m)

UPVC double glazed French patio doors opening to rear garden, Modern fitted kitchen with range of shaker style eye and base level units and drawers, prosocline single one and a half bowl single drainer sink unit with mixer taps decorative tile splash back, ample worktop surface, and centre island with a breakfast bar. 2 radiators.

Built in appliances including stainless steel hob with extractor hood above, eye level electric fan assisted double oven, space for a fridge freezer and dishwasher, radiators. door to utility room.:

#### Utility Room

4'5 x 4'2

Work surface over with plumbing for an automatic washing machine and tumble dryer, wall mounted conventional gas boiler.

#### Lounge

18'7 x 11'7 (5.66m x 3.53m)

UPVc Double Glazed Bay Window with French doors opening to the rear, radiators, Feature reconstituted Cotswold stone fireplace with raised hearth, living flame, coal effect gas fire., picture rails and Built in alcove storage and shelving.

#### Dining Room

11'9 x 9'9 (3.58m x 2.97m)

UPVC double glazed window to to the front, Picture rail, radiator.

#### Study

11' x 7'10 (3.35m x 2.39m)

UPVC double glazed window to front, panel wall effect .radiator.

#### Cloakroom

low level WC, pedestal wash hand basin set in a vanity units, white tiled splash back,, radiator.

#### Landing

radiator, access to loft, Airing cupboard housing hot water cylinder, doors to

#### Bedroom 1

14'11 x 10'1 (4.55m x 3.07m)

UPVC double glazed window to rear, radiator,, feature half panel wall and built in wardrobes,

#### En Suite

UPVC double glazed window to rear, 3 piece suite with a shower cubicle, wash hand basin , level WC, radiator, shaver light point,

#### Bedroom 2

14'3 x 9'10 (4.34m x 3.00m)

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

#### Bedroom 3

12'1 x 10' (3.68m x 3.05m)

UPVC double glazed window to front, feature wall, radiator, built in wardrobes,

#### Bedroom 4

11'2 x 7'1 (3.40m x 2.16m)

UPVC double glazed window to rear, radiator,

#### Bathroom

Double glazed Velux window, 3 piece suite with panelled bath with mixer taps and shower attached, wash hand basin and low level WC set in vanity units, part tiled walls, extractor fan, radiator., Ceramic tiled floor

#### Garage

17' x 11' (5.18m x 3.35m)

Up & Over garage door, power & lighting, storage above.

#### Front

Mainly laid to lawn with a drive way for 2 - 3 cars leading to the garage.

#### Rear

The rear is south facing , landscaped with 2 raised decking and patio area., side access to both sides and a personal door to the garage.



Road Map



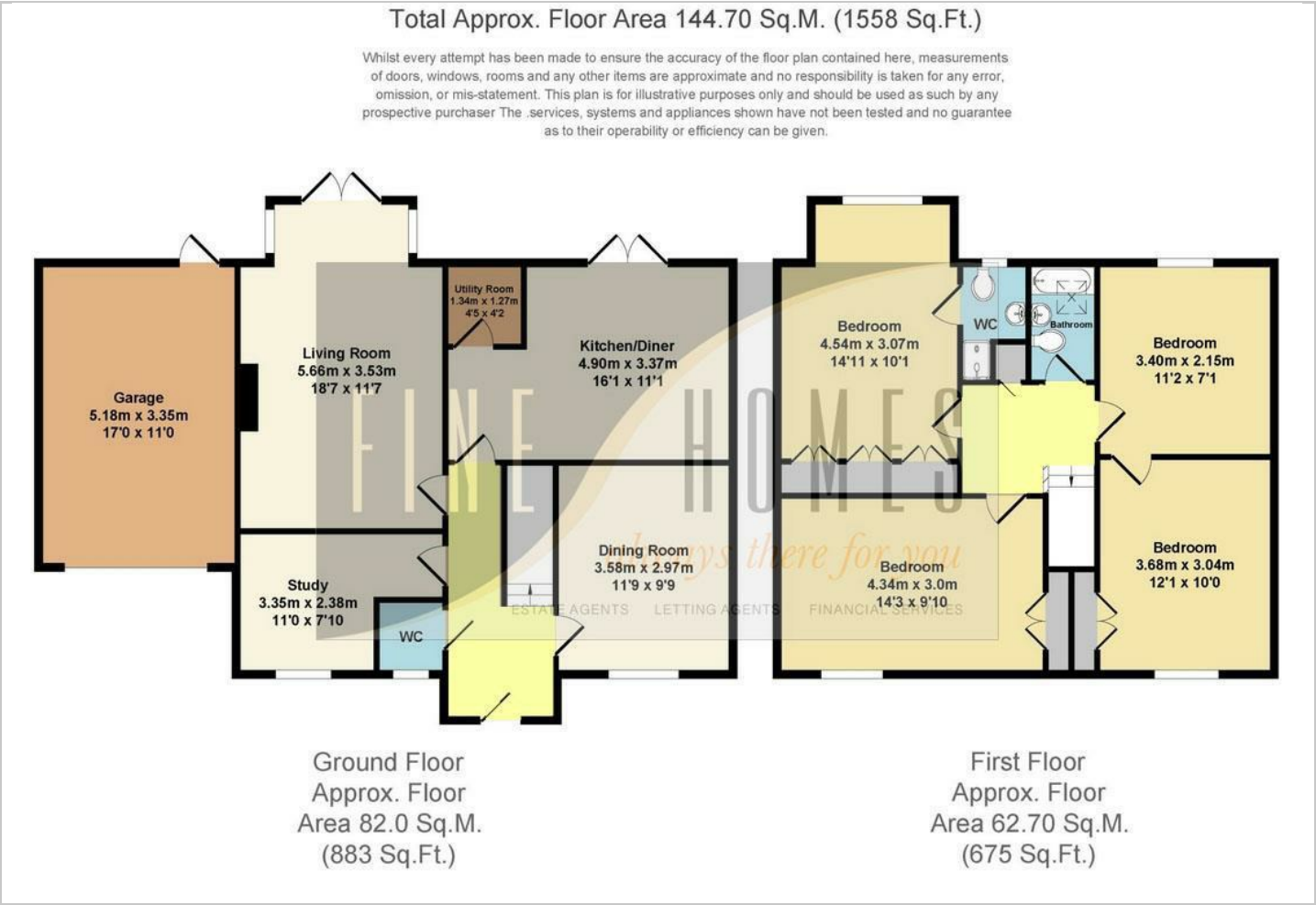
Hybrid Map



Terrain Map



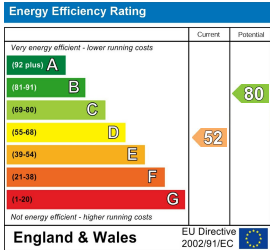
Floor Plan



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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