



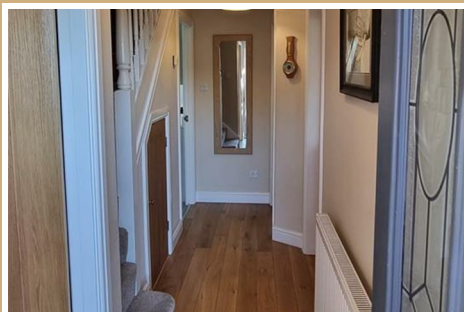
8 Cassandra Grove

Heathcote Warwick, CV34

Asking Price £499,950



A superbly presented 4 bedroom detached House with En Suite, 2 receptions, garage and an ample drive. The property is in immaculate condition, having been updated through out to a lovely standard. Outside to the rear you have a garden with several paved patio areas, a lawn area and side access, bounded by panelled fencing. To the front there is a lawn garden with a shrub bed, a larger than double drive leading to a garage, providing off road parking for 4 cars. Great access to schools, bus routes, Access to M40, A46, Fosse way and the Stations.



Draft

The details have not been confirmed by the vendor yet.

Council Tax E, EPC Rating D

Entrance Hall

Via double glazed metal clad door, stairs to first floor, oak wood laminate flooring, wood panel doors to:

Cloakroom

7'11 x 3'2 (2.41m x 0.97m)

Porthole style double glazed window to front, Suite comprising low level WC, wash hand basin, , oak wood laminate flooring

Kitchen Breakfast

14' x 11'2 (4.27m x 3.40m)

UPVC double glazed patio door to rear. Modern kitchen with range of units and drawers, single drainer sink unit, ample Quartz work surface including a breakfast bar. Built in appliances include electric oven, gas hob, Extractor hood, Washing machine, and fridge freezer . The under pelmet and kickplate lighting works very well as you can see from the photos. There's a door garage ,laminated tile flooring.

Lounge

17'1 x 12'11 (5.21m x 3.94m)

Bay with a UPVC double glazed Patio doors with side glasses, opening out to the rear garden, Feature fire place with mantle over and hearth, radiator,, opening to the dining room and a door to the hall, oak wood laminate flooring.

Dining Room

88'9 x 8'11 (27.05m x 2.72m)

UPVC double glazed windows to front, opening to the Lounge, radiator, door to the hall, oak wood laminate flooring

Landing

Access to a partially boarded loft space via loft ladder. Doors to

Bedroom 1

12'6 x 11'3 (3.81m x 3.43m)

UPVC double glazed windows to front aspect, radiator, built in wardrobes ,

En Suite

7'1 x 5'10 (2.16m x 1.78m)

UPVC double glazed window to the front, 3 piece suite comprising wash hand basin, double shower cubicle, low level WC.

Bedroom 2

9'10 x 9'5 (3.00m x 2.87m)

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

Bedroom 3

10'2 x 8'5 (3.10m x 2.57m)

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

Bedroom 4

10' x 7'10 (3.05m x 2.39m)

UPVC double glazed window to rear, radiator,

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

UPVC double glazed window to the rear, suite with a 3 piece suite comprising P shaped shower bath wash hand basin, low level WC,

Garage

15'6 x 8' (4.72m x 2.44m)

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

Rear

A laid to lawn area with several paved patio areas, various shrubs, borders and trees., side access.

Front

Mainly a laid to lawn with a driveway leading to the garage with parking for up to 4 cars, path to side.



Road Map



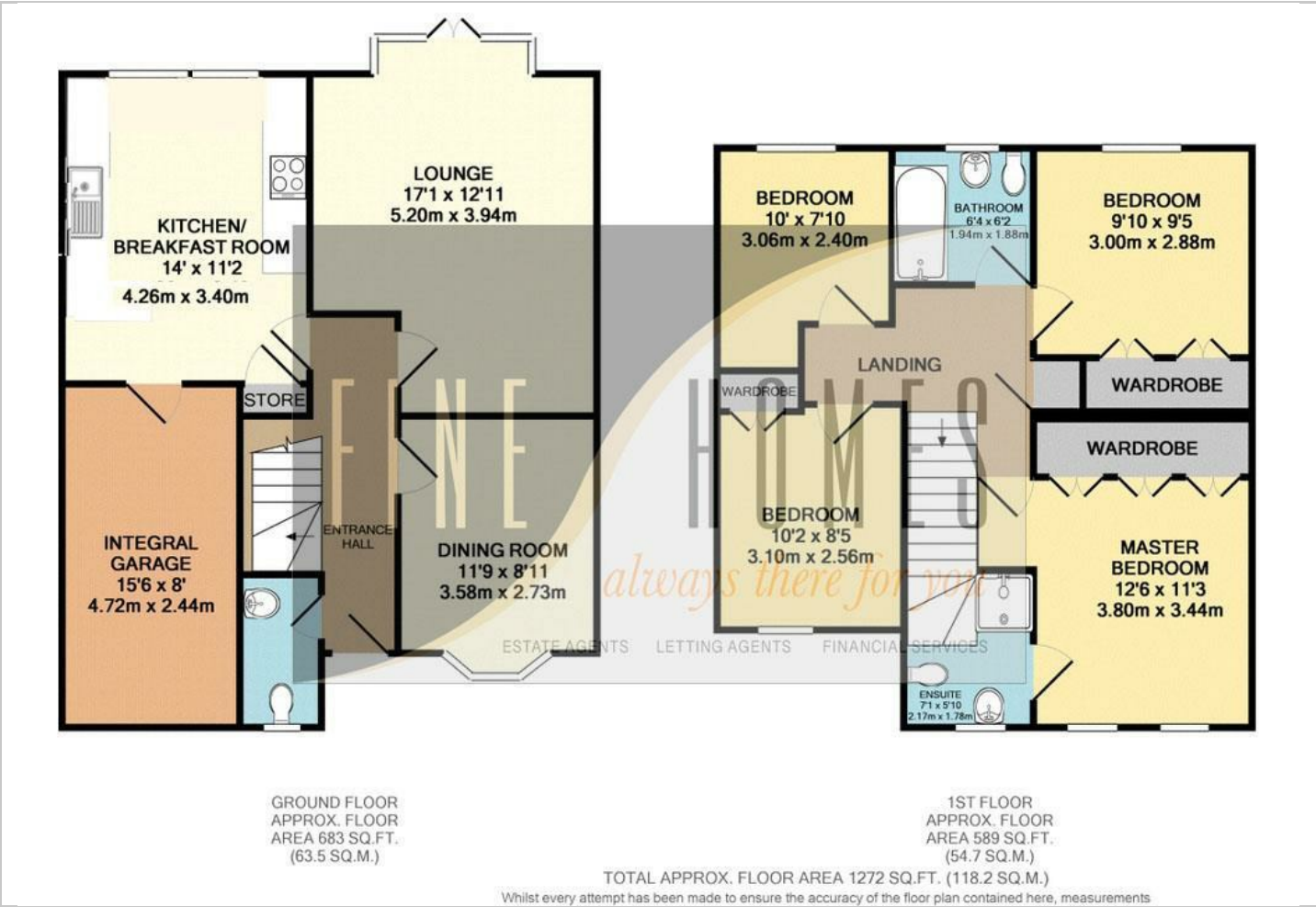
Hybrid Map



Terrain Map



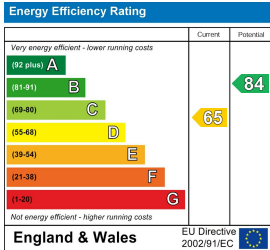
Floor Plan



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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