



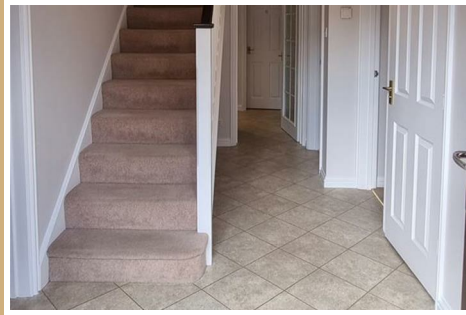
4 Trinculo Grove

Heathcote, Warwick, CV34

Asking Price £545,950



Nestled in a peaceful cul-de-sac, this beautifully presented four-bedroom detached home with en suite is ready for you to move in with no onward chain. It features a welcoming double-fronted design with a study, a dining room, and a kitchen breakfast and lounge with doors that open to the garden. The landscaped rear garden includes a raised decking area and patio, while the front has a lawn and a driveway leading to a garage for off-road parking. With great access to the M40, A46, and local amenities, this is an ideal family home in a sought-after location.



NO ONWARD CHAIN.

This property is ready to move in now.

Viewings are restricted to people who have an AIP and if not proceedable, have their property already on the market.

Draft EPC C & Council Tax F

The details have not been checked as yet.

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

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

Double glazed patio doors opening to rear garden, Modern fitted kitchen with range of shaker style eye and base level units and drawers, single one and a half bowl single drainer sink unit with mixer taps decorative tile splash back, ample worktop surface, area for a table and chairs.

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

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

Lounge

18'7 x 11'7

Double Glazed Bay Window with French doors opening

to the rear, radiators, Feature reconstituted Cotswold stone fireplace with raised hearth, coal effect gas fire (disconnected),

Dining Room

11'9 x 9'9

Double glazed window to to the front, radiator.

Study

11' x 7'10

Double glazed window to front, .radiator.

Cloakroom

Low level WC, pedestal wash hand basin, tiled splash back,, radiator.

Landing

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

Bedroom 1

14'11 x 10'1

Double glazed window to rear, radiator, built in wardrobes.

En Suite

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

Double glazed window to front, radiator,, built in wardrobes,

Bedroom 3

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

Double glazed window to front, radiator, built in wardrobes,

Bedroom 4

11'2 x 7'1

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..

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 cars leading to the garage.

Rear

Established mainly laid to lawn rear garden with

flowers and shrubs , a raised decking and patio area., side access and a personal door to the garage.



Road Map



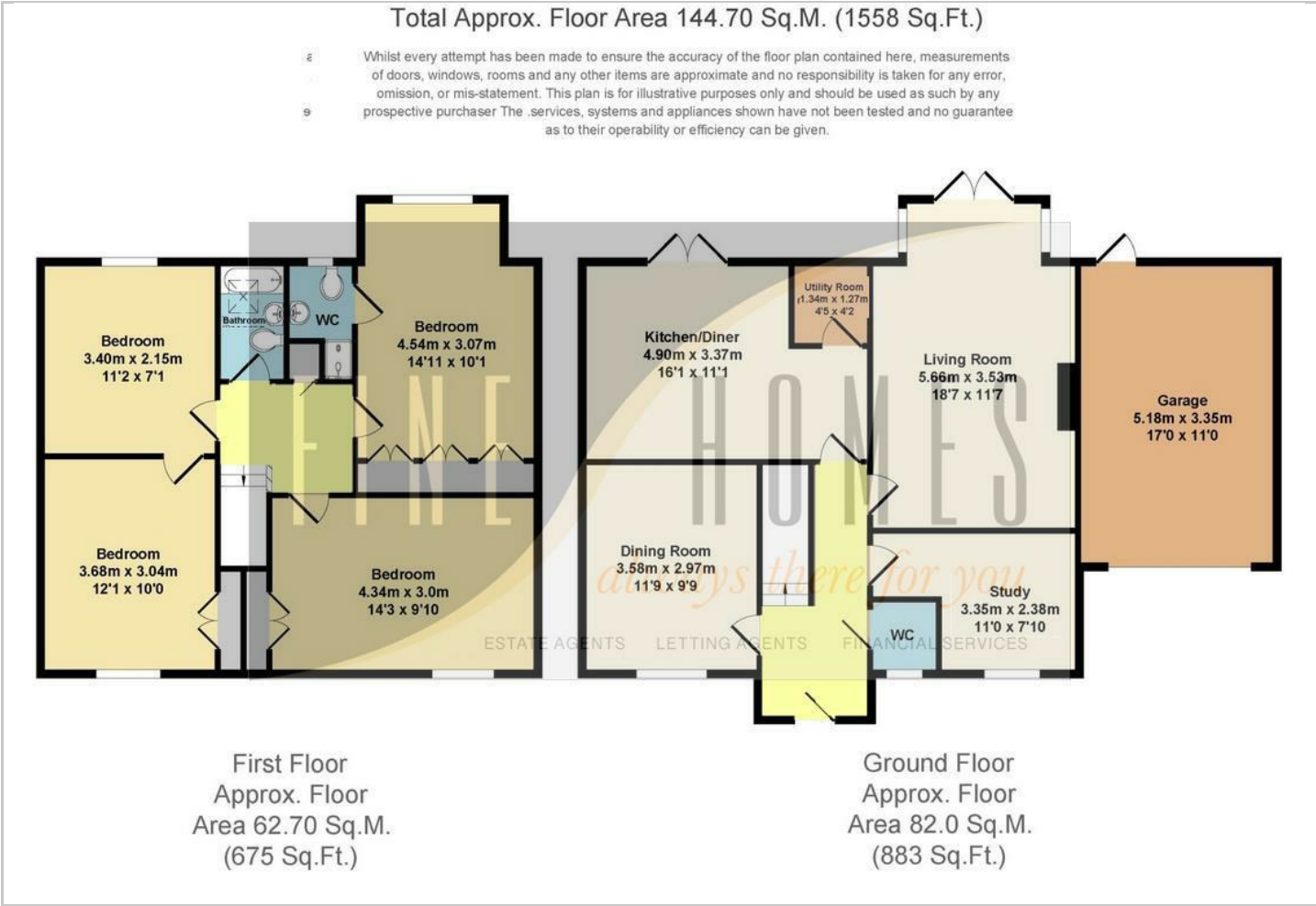
Hybrid Map



Terrain Map



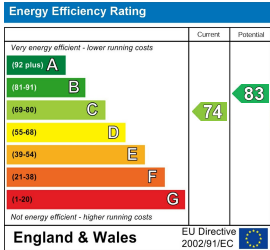
Floor Plan



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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