



**Impressive, four bed, detached.**

**30 Bolingbroke Drive  
Heathcote  
Warwick  
CV34 6EB**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £545,000**



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A superb, truly impressive, extended and refurbished four double bedroom detached family home, offering well presented, stylish and attractive accommodation. The property enjoys a big 'L' shaped open plan living/dining/family room together with separate lounge, utility, cloakroom, four first floor bedrooms with ensuite and refurbished bathroom. Offered with no upward chain. Viewing warmly recommended.

Front door opens into

#### REMODELLED AND SPACIOUS RECEPTION HALL

with engineered oak flooring, radiator, double glazed window, downlighters and coved ceiling.

#### SPACIOUS CLOAKROOM

with low-level WC, wash hand basin with vanity unit under and mixer tap, radiator, downlighters and obscured double glazed window.

#### SMALL UTILITY CUPBOARD

4'3" x 3'11"

with wall mounted Worcester gas fire central heating boiler, worktop and plumbing for washing machine.

#### FRONT LOUNGE

18'3" max into bay x 12'4" max red' to 8'10"

with engineered oak flooring, hole in the wall style gas log effect fire, radiators, coved ceiling, and a window to the front with shutters.

IMPRESSIVE EXTENDED L SHAPED DINING/FITTED KITCHEN/FAMILY ROOM

#### DINING KITCHEN

24'6" x 11'3" max reducing to 10'3"

#### KITCHEN AREA

with quartz work surfacing with matching up stands and Belfast style sink, mixer tap, wall cupboards and eyelevel wall cupboards over, cooker hood, recess suitable for a three-quarter size range cooker (available by separate negotiation), integrated Hotpoint full-size dishwasher, island unit providing breakfast bar with base units and drawers under, beautiful marble stone floor, downlighters and radiator.

#### EXTENDED FAMILY ROOM

11'6" x 12'6"

with tiled floor. four double glazed Velux roof lights bringing in lots of light, two dual aspect windows, radiator and wiring for two wall lights.

Staircase leads to the first floor landing with natural wood finished spindles and balustrades.

#### BEDROOM ONE - REAR

12'1" x 9'7" excl. wardrobes

with radiator, double glazed window, six door range of full height fitted wardrobes with shelving and hanging rails.



#### **ENSUITE SHOWER ROOM**

with shower cubicle, wash hand basin with mixer tap and cupboard beneath, low level wc with concealed cistern, tiled floor, radiator, extractor fan, downlighters, shaver point and obscured double glazed window.

#### **BEDROOM TWO - FRONT**

14'10" x 8'7"

with two double glazed windows and radiator.

#### **BEDROOM THREE - REAR**

12'7" incl. wards & shelves x 8'7"

with radiator and double glazed window, shelving and fitted wardrobe with hanging rail and drawers.



#### **BEDROOM FOUR - FRONT**

9'0" x 9'2" excl. wards

with double glazed window to the front, radiator, fitted double door wardrobe with hanging rail and shelves and cupboard to the side.



### **FAMILY BATHROOM**

has been refurbished with white suite having rain shower and adjustable shower over, wash hand basin with mixer tap and drawers beneath, eyelevel medicine cabinet, low level wc with concealed cistern, full height tiling to all walls, tiled floor, heated towel rail, and obscured double glazed window.

### **OUTSIDE**

The property is approached by a shared drive giving access to a number of properties. Shaped lawn to the side.

### **GARAGE**

Small storage area with up and over door formed from the remainder of the garage.

### **REAR GARDEN**

has a paved patio and shaped lawn.

### **GENERAL INFORMATION**

We understand the property is freehold and all mains services are connected.







**30 Bolingbroke Drive, Heathcote, Warwick, CV34 6EB**



## Ground Floor

Approx. 77.9 sq. metres (838.3 sq. feet)



Total area: approx. 137.9 sq. metres (1484.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## First Floor

Approx. 60.0 sq. metres (645.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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