



Heathcote Road | | Whitnash | CV31 2LZ

Guide price £450,000



KINGSWAY
ESTATE AGENTS

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Kingsway Estate Agents are excited to bring to the market a rare opportunity to purchase this extended semi-detached family house which is situated within a popular Whitnash location.

The property features a significant and unusual advantage of a self-contained annexe positioned at the end of the rear garden, ideal for a teenager, elderly relative or as a guest suite.

The main house offers four bedrooms arranged over two floors, the master bedroom and en-suite shower room being on the second floor. The ground floor consists of an enlarged open plan lounge/kitchen diner and

- Self-Contained Annexe With Additional Bedroom, kitchen & En-suite
- Loft Conversion & Extended kitchen
- Garage To The Rear
- Open Plan Lounge/Dining Kitchen
- Ample Off-Road Parking
- EPC Rating: C

Lounge Area

19'10" x 10'10" (6.05m x 3.31m)

Kitchen/Dining Area

15'5" x 11'3" (4.70m x 3.44m)

Master Bedroom

11'9" x 13'7" (3.60m x 4.15)

En-Suite

7'3" x 4'1" (2.22m x 1.25m)





Bedroom Two

12'7" x 10'0" (3.85m x 3.06m)

Bedroom Three

10'6" x 9'11" (3.22m x 3.03m)

Bedroom Four

6'8" x 6'3" (2.04m x 1.92m)

Bathroom

5'8" x 5'10" (1.74m x 1.80m)

Annexe - Open Plan Living/Kitchen Room

18'8" x 13'10" (5.71m x 4.22m)

Annexe - Bedroom

13'10" x 12'11" (4.23m x 3.94m)

Annexe - En-Suite

5'8" x 6'4" (1.75m x 1.95m)

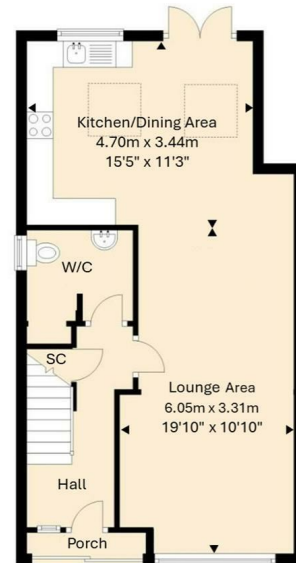
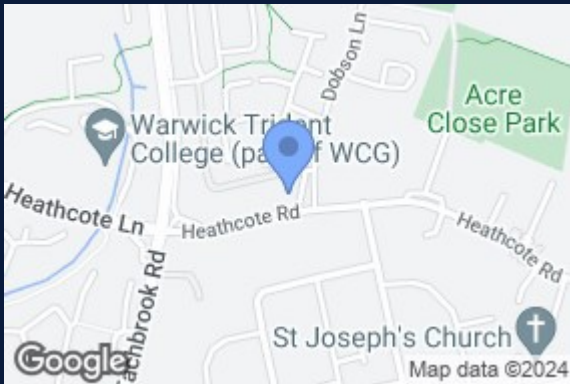
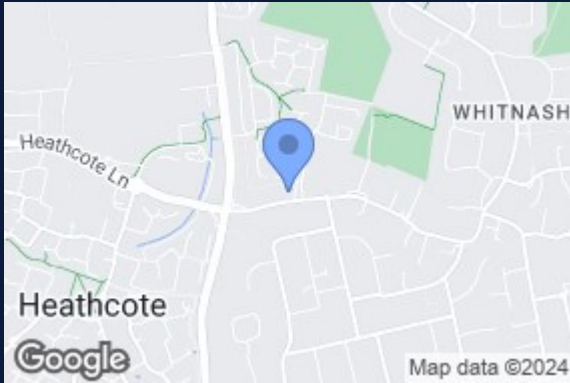
Garage

14'8" x 13'8" (4.49m x 4.18m)

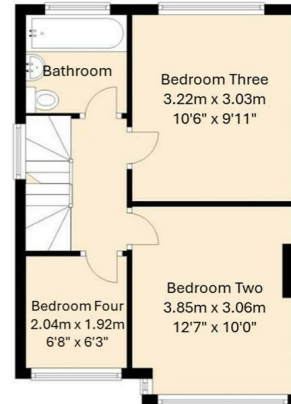




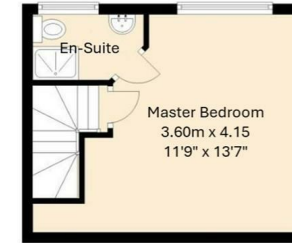




Ground Floor
Approx. 47.5 sq. metres (511.1 sq. feet)



First Floor
Approx. 35.4 sq. metres (381.2 sq. feet)



Second Floor
Approx. 21.0 sq. metres (226.3 sq. feet)



Self-Contained Annexe
Approx. 40.7 sq. metres (438.0 sq. feet)

Total House Area: Approx. 103.9 sq. metres (1118.6 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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