



Touchstone Road, Heathcote | CV34 6EE

Offers over £570,000



KINGSWAY
ESTATE AGENTS

Key features

- No Chain
- Secluded & Private Location
- Study Plus Four Bedrooms
- Substantial Plot
- EPC Rating: C

Description

Kingsway Estate Agents are pleased to bring to the market this rare four-bedroom detached property tucked away in a secluded spot in the popular Warwick Gates Development.

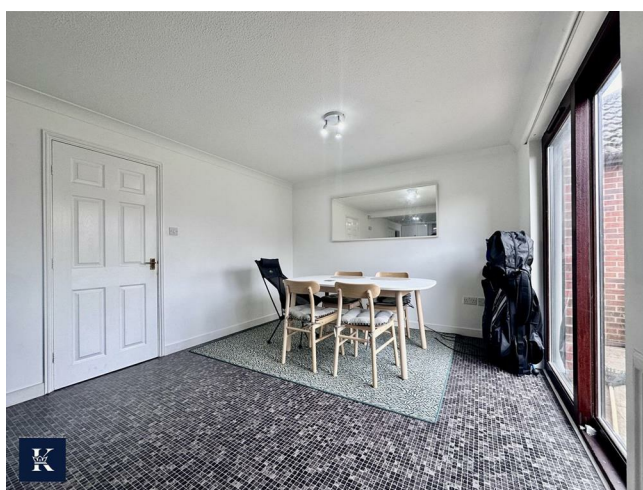
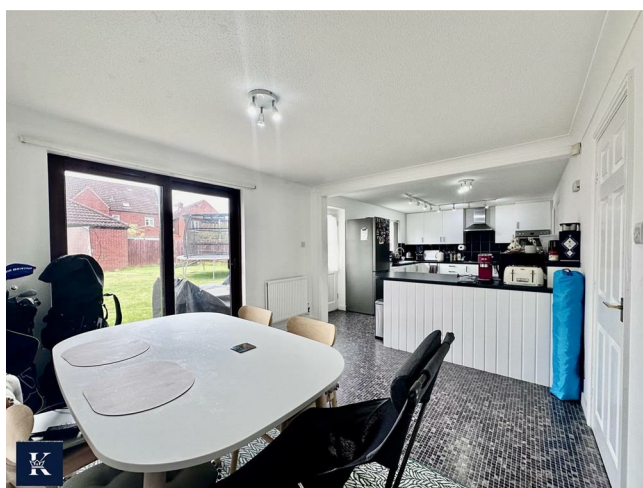
This wonderful home is situated in perfect location for school catchment areas, motorway networks, the train station and all local amenities.

In brief, the ground floor comprises a spacious entrance hall, lounge, home office, utility room, W/C, large kitchen/diner with patio doors accessing a lawn garden.

To the first floor is an impressive master bedroom with dual , three spacious double bedrooms and a family bathroom. The property boasts a double garage and a driveway for two vehicles.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: C



Lounge

13'9" x 14'10"

Kitchen/Dining Room

26'9" x 10'9"

Utility

7'4" x 5'1"

Home Office

6'10" x 6'9"

Master Room

11'7" to wardrobes x 15'1"

En-Suite

7'6" x 4'8"

Bedroom Two

10'1" x 11'0"







Bedroom Three

10'4" x 9'4"

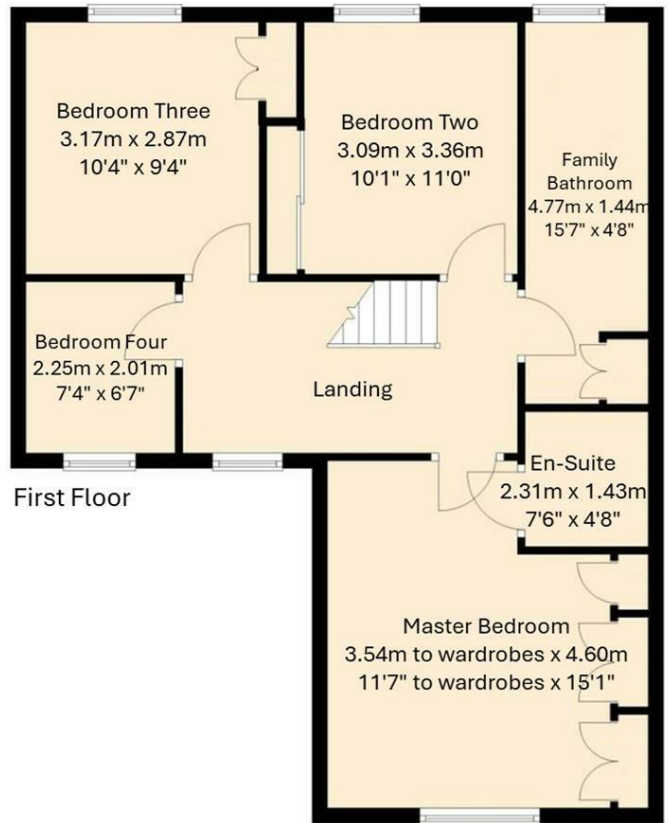
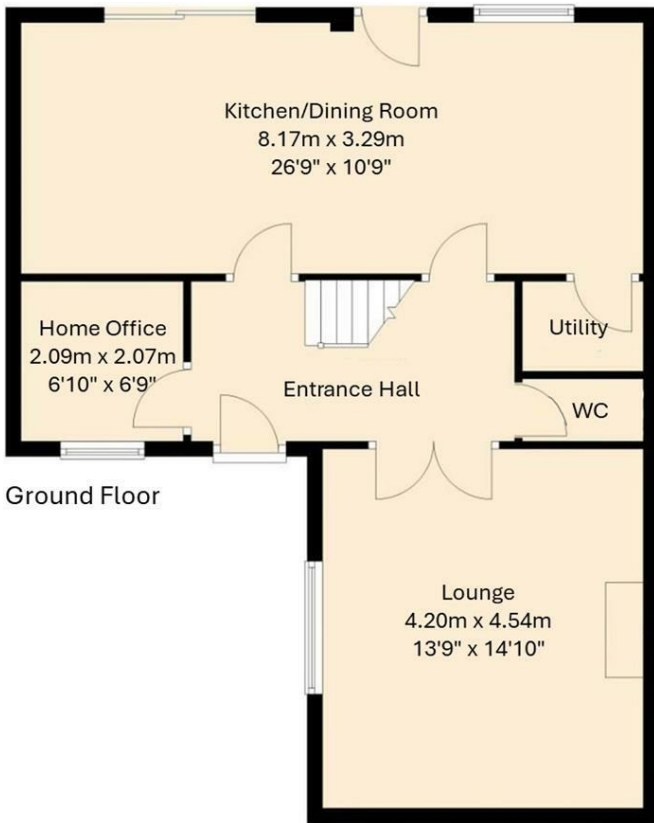
Bedroom Four

7'4" x 6'7"

Family Bathroom

15'7" x 4'8"

Floor plans



Total Floor Area Approx. 131 sq. metres (1410 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			
(81-91) B			85
(69-80) C		72	
(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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