



Connells

Oakley Drive
Warwick



Property Description

Occupying a highly sought after and convenient location in the ever popular area of Heathcote Park, this attractive five bedroom detached home offers a wealth of generous and immaculate accommodation and still benefits from its NHBC warranty.

Lovingly maintained by the current owners, this modern property boasts a tasteful and stylish finish throughout.

Briefly comprising a bright and spacious living room, open plan kitchen/dining room and downstairs W/C. To the first floor there is the master bedroom benefitting from en-suite, two double bedroom and the main family bathroom.

To the second floor comprising two further double bedrooms with an en-suite shower room.

Externally the property benefits from a generously sized and beautifully presented rear garden, as well as double garage and driveway!

Location

The popular development of Heathcote Park offers an abundance of local amenities on your door step including a 35 acre country park, the brand new Heathcote primary school and Little Pioneers day nursery on site, Coop incorporating Deli & Co with outdoor seating area, Harbury Catch Fish and Chip Shop with alfresco dining, Dentist and Skincare Clinic, Bewitched cafe with outside seating, as well as Pharmacy all on site!

Approach

Via a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising tiled flooring and doors to the downstairs cloakroom, the lounge and the kitchen/dining room.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, partly tiled walls, tiled flooring and a radiator.

Lounge

19' 6" max x 10' 10" max (5.94m max x 3.30m max)

Spacious, light and airy lounge. There is a radiator, a fitted air conditioning unit and double glazed windows to front and side elevations.

Kitchen/Dining Room

19' 7" max x 16' 10" max (5.97m max x 5.13m max)

Immaculate kitchen, fitted with wall and base units with complimentary work surfaces over with upstand, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; a Bosch eye-level double electric oven, a gas hob with cooker hood over, a washing machine, dishwasher and fridge/freezer. Comprising an under stairs storage cupboard, ceiling spotlights, tiled flooring, two double glazed windows to front elevation and double glazed French doors to side elevation leading to the rear garden.

First Floor Landing

The stairs lead from the hallway, There is an airing cupboard, a double glazed window to

side elevation, doors to bedrooms one, two and three and the main family bathroom. With stairs rising to the second floor.

Bedroom One

15' 1" max x 10' 3" max (4.60m max x 3.12m max)

The master bedroom benefits from Hammonds built-in wardrobes, a radiator, two double glazed windows to front elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, tiled flooring, a chrome heater towel rail, extractor fan and a double glazed window to rear elevation.

Bedroom Two

10' 10" max x 7' 9" min up to wardrobe (3.30m max x 2.36m min up to wardrobe)

Double bedroom benefitting from Hammonds built-in wardrobes, a radiator and two double glazed windows to front elevation.

Bedroom Three

11' 7" max x 9' 3" max (3.53m max x 2.82m max)

Double bedroom comprising a radiator and a double glazed window to side elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring, ceiling spotlights, an extractor fan, radiator and a double glazed window to rear elevation.

Second Floor Landing

Comprising a velux window and doors to bedrooms four and five.

Bedroom Four

10' 4" max x 10' 3" max (3.15m max x 3.12m max)

Double bedroom having Hammonds built-in wardrobes, a radiator and a double glazed window to front elevation.

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, a chrome heater towel rail, a shaver point and a velux window.

Bedroom Five

15' 5" x 15' 1" (4.70m x 4.60m)

Double bedroom comprising two radiator and two velux windows.

Front Of The Property

There is a well-maintained fore-garden which is mainly laid to lawn with planted borders.

Rear Garden

Well-maintained rear garden, being mainly laid to lawn and fence enclosed. Comprising a patio area, planted borders and gated side access.

Parking

Driveway to the rear of the property providing off road parking for two cars. With an electric car charging point.

Garage

18' 2" x 17' 7" (5.54m x 5.36m)

Double garage with power and light.

Agent's Note

Our sellers advise they have planning permission granted for the erection of single storey side and rear extension. Details available on WDC website. For further info please contact the branch.









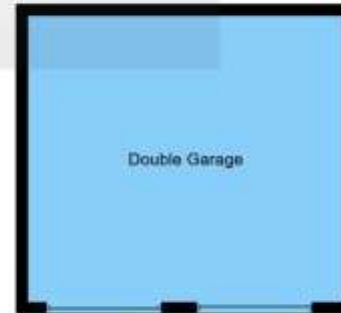
Ground Floor



First Floor



Second Floor



Garage

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B

Tenure: Freehold

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