



Connells

Donalbain Close
Heathcote Warwick

Donalbain Close Heathcote Warwick CV34 6GD

for sale offers over
£475,000



Property Description

Located in the sought after area of Warwick Gates, this four bedroom, detached home would make a perfect family home! Offering spacious accommodation throughout beginning with a welcoming entrance hallway, downstairs cloakroom, lounge, separate dining room, modern kitchen and utility room. To the first floor there are four bedrooms and family bathroom, with the master bedroom benefitting from an en-suite shower room.

Outside the property benefits from a driveway, store room and a beautifully landscaped rear garden.

This property is available for sale with no onward chain!

Approach

The property is set back from the road behind the driveway and lawned fore garden.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and having a radiator and doors to the cloakroom, lounge, dining room, kitchen and utility.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to front elevation.

Dining Room

8' 9" x 10' 5" (2.67m x 3.17m)

Comprising a radiator and a double glazed window to front elevation.

Lounge

13' 3" Max to bay x 13' 6" (4.04m Max to bay x 4.11m)

Light and airy bay-fronted lounge, having two radiators, a television point, ceiling spotlights and French doors leading to the garden.

Kitchen

14' 7" x 8' 11" (4.45m x 2.72m)

Modern kitchen fitted with white high gloss wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an eye-level double electric oven, electric hob with cooker hood over. With space for an American style fridge/freezer and plumbing for a dishwasher. Comprising ceiling spotlights, a vertical

radiator, a double glazed window to rear elevation and a door to the rear garden.

Utility Room

9' 1" x 8' 1" plus recess (2.77m x 2.46m plus recess)

Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. Providing space for a washing machine and tumble dryer whilst housing the central heating boiler.

First Floor Landing

The stairs lead from the hallway. Comprising loft access and doors to all bedrooms and the main family bathroom.

Bedroom One

11' to wardrobe x 15' 6" max including stair bulkhead (3.35m to wardrobe x 4.72m max including stair bulkhead)

Good size double bedroom comprising a radiator, a double glazed window to front elevation and a door to;

En-Suite Shower Room

White three piece suite fitted with a wash hand basin, double shower and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Bedroom Two

12' 4" x 8' 5" (3.76m x 2.57m)

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

Bedroom Three

8' 3" x 8' 10" (2.51m x 2.69m)

Double bedroom having fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to rear elevation.

Bedroom Four

7' x 8' 10" (2.13m x 2.69m)

Having a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite fitted with a wash hand basin, bath with mixer taps and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Having a patio area, planted borders and gated side access.

Driveway









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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