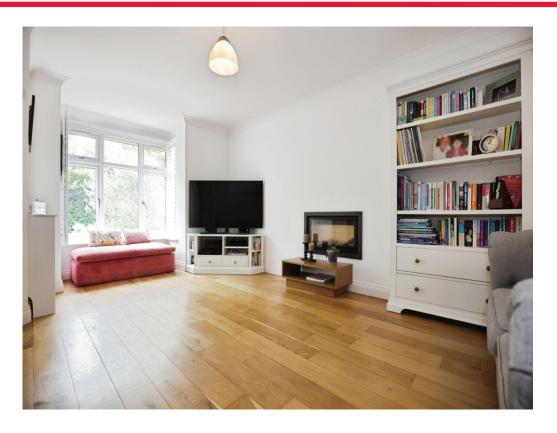


Connells

Bolingbroke Drive Heathcote Warwick

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Property Description

Occupying a highly sought after and convenient location in the ever popular area of Warwick Gates, this attractive detached home offers a wealth of generous and immaculate accommodation. Lovingly maintained & thoughtfully extended by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, a generous bay-fronted lounge, utility cupboard, cloakroom and stunning open plan kitchen dining living. To the first floor there are four double bedrooms, three with fitted Hammond wardrobes/cupboards, and the master boasting an ensuite shower room, whilst there is also a modern family bathroom.

Externally the property is approached via a private driveway providing off road parking for two cars, whilst to the rear is an attractive private landscaped rear garden with lawned garden and patio area.

Approach

The property is set back from the road on a private drive and comprises a lawned fore garden and a driveway for two cars.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator, engineered wood flooring, doors off to the lounge, cloakroom, kitchen dining living room and sliding door to the utility.

Lounge

18' 5" max x 12' 4" (5.61m max x 3.76m)

Generously sized, bay-fronted lounge having a feature fire place, engineered wood flooring and a radiator.

Kitchen Diner

11' 3" x 24' 5" (3.43m x 7.44m)

Newly fitted two years ago with wall and base units with complementary Quartz work surfaces over and upstand, incorporating a Belfast sink. Integrated appliances include; an electric oven, five ring electric hob with cooker hood over and a dishwasher. Providing space for a fridge/freezer and comprising a breakfast bar central island, a radiator and Bifold doors leading to the garden.

Family Room

12' 6" x 11' 5" (3.81m x 3.48m)

Open from the kitchen dining room and comprising marble flooring, two vertical radiators, double glazed windows to side and rear elevations as well as four yelux windows.

Utility

4' 3" x 4' 1" (1.30m x 1.24m)

Housing the central heating boiler whilst providing space for a washing machine and dryer and Quartz work surface.

Downstairs Cloakroom

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

First Floor

Landing

The stairs lead from the hallway. Comprising a built-in cupboard and access to the loft. With doors to all bedrooms and the family bathroom.

Master Bedroom

12' 1" x 9' 7" to wardrobes ($3.68\mbox{m}$ x 2.92m to wardrobes)

Double bedroom benefitting from three fitted Hammonds wardrobes, a radiator, a double glazed window to rear elevation and a door to:

En-Suite

Three piece suite fitted with a wash hand basin with a vanity unit, a shower cubicle and a low level W/C. Having partly tiled walls, a shaver point, a radiator, extractor fan and a double glazed window to side elevation.

Bedroom Two

14' 1" x 8' 8" (4.29m x 2.64m)

Double bedroom having a radiator and double glazed windows to front and side elevations.

Bedroom Three

12' 8" x 8' 6" (3.86m x 2.59m)

Double bedroom having a built-in Hammonds cupboard with built-in shelves, a radiator and a double glazed window to rear elevation.

Bedroom Four

9' 3" x 9' (2.82m x 2.74m)

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

Bathroom

Three piece suite fitted with a wash hand basin with a vanity unit, a bath with shower over and a low level W/C. Having fully tiled walls, a heated towel rail and a double glazed window to front elevation.

Outside

Rear Garden

Beautifully maintained garden, being mainly laid to lawn and fence enclosed. Comprising a patio area, lean to providing space for storage and gated side access.

Lean To

15' 5" x 3' 3" (4.70m x 0.99m) Useful additional storage space.

Garage

8' x 5' 3" (2.44m x 1.60m)

Ideal space for storage with up and over door.

Parking

Driveway providing off road parking for two cars.

Agent's Note

The property has been extended and garage has been converted. All relevant documents are available on WDC website.



















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: Awaited Council Tax Band: E

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Tenure: Freehold



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