



**Connells**

Bolingbroke Drive  
Heathcote Warwick

# Bolingbroke Drive Heathcote Warwick CV34 6EB

for sale  
**£575,000**



## 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 Bi-fold 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 velux 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 ( 3.68m 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.









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EPC Rating: Awaited  
 Council Tax Band: E

Tenure: Freehold

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