



Connells

Cordelia Green
Heathcote Warwick

Cordelia Green Heathcote Warwick CV34 6XE

for sale offers over
£500,000



Property Description

Luxurious four bedroom detached home for sale!

Impeccably presented and renovated to an exceptional standard, this beautiful four bedroom detached home is a true gem. This magnificent property boasts:

2016 renovations showcase a stunning Magnet kitchen complete with Zanussi appliances with open plan dining area, perfect for modern living and entertaining.

A separate spacious lounge, offers a peaceful retreat ideal for evening relaxation. A downstairs modern cloakroom for added convenience. Four spacious bedrooms, perfect for growing families or professionals. The principle bedroom with a refitted ensuite in 2019. A modern refitted family bathroom in 2019. Fitted Hilarys wooden shutters, adding a touch of elegance. Integral garage and driveway parking for two cars. A sunny south facing and private landscaped rear garden ideal for outdoor playtime or summer barbecues.

Additional features include;

Oak veneer doors throughout, adding a touch of sophistication.

Amtico flooring downstairs providing a durable and stylish finish.

Carpets fitted upstairs just two years ago ensuring a fresh and clean atmosphere.

Fitted Hammonds wardrobes in two bedrooms, offering ample storage and a luxurious feel.

Location

Warwick Gates is a well established residential area ideally located within walking distance of a variety of every day essentials and family friendly amenities. Residents enjoy easy access to a large open green space with a children's play area. Families are well catered for with the Busy Bees Nursery (outstanding Ofsted) just a short stroll away and highly regarded local schools including Heathcote Primary, Oakley School and Myton School all close by, making the school run convenient and stress-free!

For health and well being, the Nuffield Health & Fitness Centre is within walking distance and the Warwick Gates

Family Health Centre, local chemist and Coop provide everyday healthcare and shopping essentials on the development. For food lovers there is also a variety of take away's within easy reach and the community is further enriched by Heathcote Parish Church and the Heathcote Community Centre.

Approach

Set back from the road behind the driveway and lawned fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with a double glazed window to front elevation, Amtico flooring, stairs rising to the first floor and Sharpes under stairs storage cupboard. There are doors leading to the downstairs cloakroom, lounge, kitchen diner and the garage.

Downstairs Cloakroom

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

Lounge

16' 10" max into bay x 10' 5" (5.13m max into bay x 3.17m)

Spacious, bay-fronted lounge comprising a feature fireplace, a radiator, Amtico flooring, Hilarys wooden shutters and oak veneer double doors leading to the dining area.

Kitchen diner

9' 11" max x 25' 4" (3.02m max x 7.72m)

Modern Magnet kitchen fitted in 2016, boasting a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated Zanussi appliances include; a double electric oven, gas hob with cooker hood over, a dishwasher, a fridge/freezer and fitted microwave.

Comprising fitted music system, ceiling spotlights, Amtico flooring, two vertical radiators, two double glazed windows to rear elevation and French doors leading to the garden.

First Floor Landing

The stairs lead from the hallway, providing access to the loft and having a cupboard housing the hot water tank.

Principle Bedroom

13' 10" max into bay x 11' 3" (4.22m max into bay x 3.43m)

The master bedroom is a generous double bedroom consisting of two Hammonds fitted wardrobes, a radiator and a double glazed bay window to front elevation with Hilarys wooden shutters.

En-Suite

Newly fitted in 2019 with a modern three piece suite, fitted with a wash hand basin with vanity unit, walk-in shower and W/C with concealed cistern. Having Kardean flooring and partly tiled walls, a heated towel rail, ceiling spotlights and a double glazed window to rear elevation.

Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m)

Double bedroom with two Hammonds fitted wardrobes, a radiator and a double glazed window to front elevation with Hilarys wooden shutters.

Bedroom Three

10' max x 6' 11" (3.05m max x 2.11m)

Having a fitted cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Four

7' 9" x 6' 11" (2.36m x 2.11m)

Incorporating a fitted cupboard, a radiator and a double glazed window to rear elevation.

Bathroom

Newly fitted in 2019 with a modern three piece suite, fitted with a wash hand basin with vanity unit, double ended bath with mixer taps and W/C with concealed cistern. Having

Kardean flooring and partly tiled walls, a heated towel rail, ceiling spotlights and a double glazed window to rear elevation.

Rear Garden

Beautifully maintained private, south facing garden, being mainly laid to lawn and fence enclosed. Having a patio area and raised flower beds with built in bench and gated side access.

Parking

Driveway to the front of the property providing parking for two cars.

Garage

17' 2" x 8' (5.23m x 2.44m)

Consisting of power, light and an up and over door. Providing space and plumbing for a washing machine and housing the central heating boiler.

Sellers' Comments

From Our Family to Yours:

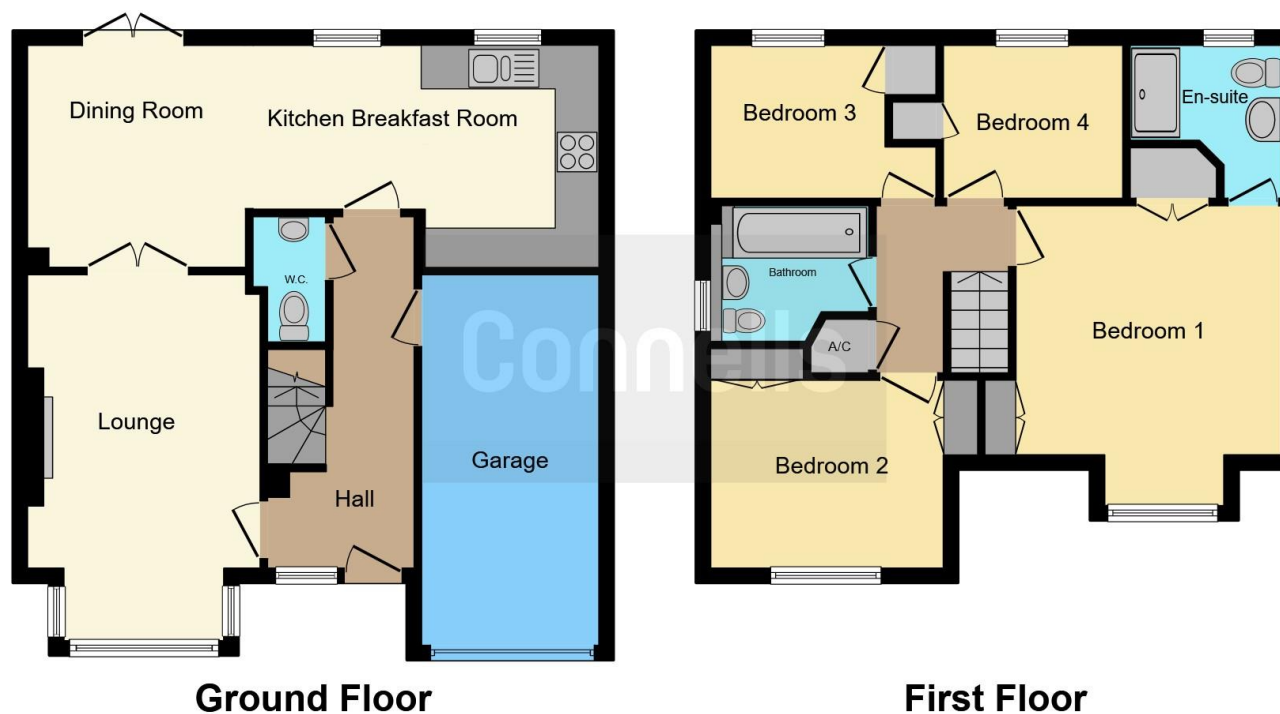
We've called this house home for the past 8 years and in that time, it's become so much more than just four walls. It's where we started our family and where we've found comfort at the end of every day. It's been our calm, our safe space and our little world.

One of the things we've loved most is the sense of community here. Our neighbours are the kind who wave hello, stop for a chat and genuinely look out for each other. It's rare these days to find that friendly neighbourhood feel - but it's very much alive here and it's something we'll truly miss. The house itself is cozy and peaceful and overlooks a green space that has always brought us a sense of calm. Whether it's kids playing, the quiet of early mornings, or the golden light of the evening sun, there's something grounding about this spot. As we move on to our next chapter, we do so with full hearts, knowing this home has given us so much. Now it's ready for someone new to make their own memories here. We hope it brings you the same sense of warmth, joy, and belonging it's given us.









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

Tenure: Freehold

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