



**Connells**

Earl Rivers Avenue  
Heathcote Warwick

# Earl Rivers Avenue Heathcote Warwick CV34 6EN

for sale offers over  
**£550,000**



## Property Description

This spacious four-bedroom detached home is quietly tucked away in a secluded location in Leamington Spa, offering both privacy and convenience. The property benefits from a driveway to the front, side access to the rear, and a single garage, providing ample parking and storage.

Entering through the porch, you are welcomed into a light and airy entrance hallway with stairs rising to the first floor. To the front, there is a spacious lounge featuring a window overlooking the front garden and a feature gas fireplace, creating a warm and inviting focal point.

The property has a converted garage to the left, now used as a reception room/office or snug, offering flexible living space. To the rear of the property lies a fitted kitchen diner with doors opening directly onto the rear garden, providing a perfect space for family meals and entertaining. Off the kitchen, there is a third reception room, currently used as a playroom, a utility room with access to the garage and outside, and a convenient downstairs cloakroom.

On the first floor, there are four good-sized bedrooms, two of which feature ensuite bathrooms, and all bedrooms include built-in or fitted wardrobes. A family bathroom completes the first-floor accommodation.

The rear garden is mainly laid to lawn, with a patio area for outdoor dining or relaxing, a grassed area, and a shed for storage. The front garden includes a driveway leading to the garage and provides additional parking space.

Offered with no onward chain

## Approach

Via driveway to the front leading to the porch, garage and a side gate which leads to the rear garden.

## Entrance Hallway

Welcoming entrance hallway with a double glazed window to front elevation and stairs rising to the first floor. With doors to the home

office/reception room, lounge and Breakfast kitchen.

## Home Office/Reception Room

16' 1" max x 7' 7" max ( 4.90m max x 2.31m max )

Having ceiling spotlights, laminate flooring, a radiator and a double glazed window to front elevation.

## Lounge

11' 7" max x 16' 2" max ( 3.53m max x 4.93m max )

Spacious bay-fronted lounge benefitting ample natural light and consisting of a gas feature fire place and a radiator.

## Breakfast Kitchen

16' 8" max x 10' 3" max ( 5.08m max x 3.12m max )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; a double electric oven and gas hob with cooker hood over, whilst providing space for a dishwasher. Having two radiators, ceiling spotlights, laminate flooring, double glazed windows to rear elevation and doors to the dining room, utility room and the garden.

## Dining Room

10' 5" x 9' 7" ( 3.17m x 2.92m )

Having laminate flooring, a radiator and a double glazed window to rear elevation.

## Utility Room

8' 1" x 6' 3" ( 2.46m x 1.91m )

Having space and plumbing for washing machine, sink and drainer unit side door leading to the garden, door leading into the cloakroom and a door leading to the garage.

### Downstairs Cloakroom

Fitted with a wash hand basin and a low level W/C.

## First Floor

### Landing

The stairs lead from the hallway. There is a built-in storage cupboard and doors to all bedrooms and the family bathroom.

### Bedroom One

11' 9" max x 12' 9" max ( 3.58m max x 3.89m max )

The master bedroom is a good size double with built-in wardrobes, a radiator, two double glazed windows to front elevation and a door to;

### Ensuite

Three piece suite, fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. With a double glazed window to side elevation.

### Bedroom Two

10' max x 11' 5" max ( 3.05m max x 3.48m max )

Double bedroom having a radiator and two double glazed windows to front elevation.

### En-Suite

Three piece suite, fitted with a wash hand basin, shower cubicle and a low level W/C. With a double glazed window to side elevation.

### Bedroom Three

9' 3" x 7' 9" ( 2.82m x 2.36m )

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

### Bedroom Four

9' 6" x 8' 8" ( 2.90m x 2.64m )

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

### Bathroom

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

### Rear Garden

Being mainly laid to lawn with a patio area perfect for external dining, shed, fence panels to the borders and a side gate leading to the front of the property.

### Parking

Having a driveway to the front providing off street parking for up to three cars.

### Garage

Having an up and over door with power and lighting.

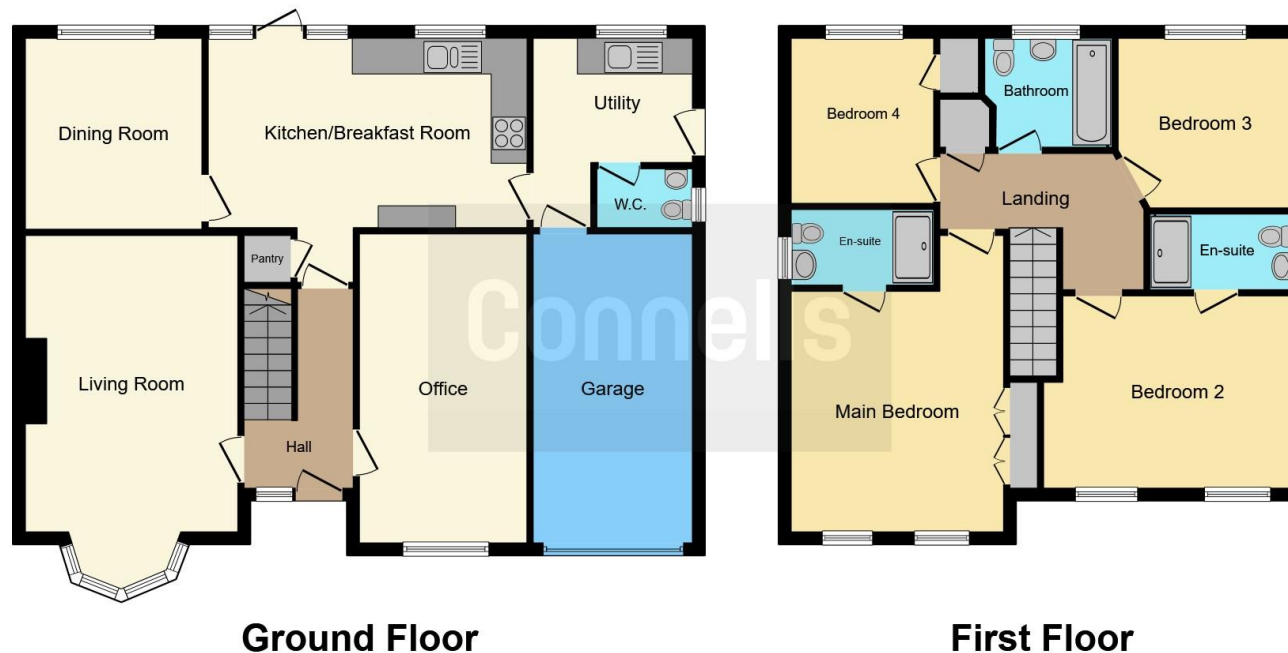
### Seller's Comments

Situated nearby are a primary and secondary school, both high in demand. The property has easy access to the M40 and both Warwick and Leamington town centres.









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**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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