



Connells

Caliban Mews
Heathcote Warwick

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Heathcote Warwick CV34 6FS

for sale
£700,000



Property Description

This beautifully presented and extended five bedroom detached home is ideally situated in the highly sought after Warwick Gates development. Offering spacious and versatile living over three floors, this property boasts an unparalleled level of luxury, space and sophistication.

Ground floor:

Spacious lounge, perfect for relaxing or entertaining.

Breakfast kitchen, immaculate space perfect for everyday family life.

Utility room, offering convenient additional storage and amenities.

Cloakroom, providing a practical space for guests.

Study, ideal space to work from home or as a quiet retreat.

Separate formal dining room, ideal for special occasions.

Rear extension adding a family room with bi-folding doors leading out to the garden.

First floor:

Three double bedrooms including a master with ensuite and dressing room offering the ultimate in luxury living.

Bedroom two with an ensuite, providing additional comfort.

Family bathroom, complete with modern fixtures and fittings.

Second Floor:

Two further double bedrooms, offering ample space for rest and relaxation.

Shower room, providing an additional convenience and comfortable space for daily routines.

Stunning external features:

Beautifully landscaped and private rear garden, perfect for outdoor relaxation and entertaining with garden room.

Double garage, providing ample storage and parking options.

Driveway offering parking for up to four cars.

Entrance Hallway

Inviting and spacious entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. With a radiator and doors to the lounge, breakfast kitchen, study and cloakroom.

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 and fitted shutters.

Utility Room

5' 8" x 7' 8" (1.73m x 2.34m)

Fitted with wall and base units with work surfaces over and upstand, incorporating a sink. Providing space for a washing machine and space for a tumble dryer, whilst housing the central heating boiler. With a door to side aspect.

Study

6' 5" x 6' 10" (1.96m x 2.08m)

Having a radiator and a double glazed window to front aspect with fitted shutters.

Lounge

16' into bay x 14' (4.88m into bay x 4.27m)

Light and airy, bay-fronted lounge, consisting of an electric feature fire place, two radiators and fitted shutters to the bay window.

Dining Room

10' 10" x 8' 10" (3.30m x 2.69m)

Separate dining room comprising a radiator, archway to the family room and a door to the breakfast kitchen.

Breakfast Kitchen

16' 6" x 8' 10" (5.03m x 2.69m)

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a one and a half bowl, sink and drainer unit with hot water tap. Integrated appliances include; an electric oven, induction hob with cooker hood over, dishwasher, an under counter fridge/freezer and full size fridge/freezer. Benefitting from a breakfast bar, a radiator and a double glazed window to rear aspect.

Family Room

17' 5" x 10' 6" (5.31m x 3.20m)

Stunning rear extension adding additional family living comprising a radiator, ceiling spotlights, two skylights and Bi-fold doors and a door to the side all with fitted blinds inset to the glass.

First Floor Landing

The stairs lead from the hallway. There is a radiator, stair rising to the second floor and doors off to bedrooms one, two and five and the family bathroom.

Bedroom One

12' 4" x 9' 10" (3.76m x 3.00m)

Double bedroom having laminate flooring, a radiator and a double glazed window to front aspect with fitted shutters.

Dressing Room

6' 9" x 4' (2.06m x 1.22m)

A luxurious dressing room fitted with overhead storage, ceiling spot lights and a door leading into the ensuite.

En-Suite

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a heated towel rail, ceiling spotlights, an extractor fan and a double glazed window to the rear aspect.

Bedroom Two

13' 9" max x 11' 3" (4.19m max x 3.43m)

Double bedroom having fitted wardrobes, a television point, a radiator and a double glazed window to the front elevation and a door to the ensuite.

En-Suite

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

Bedroom Five

11' 2" x 9' 1" (3.40m x 2.77m)

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

Bathroom

Modern three piece suite, fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

Second Floor

Comprising a built-in cupboard housing the hot water tank and a radiator. With doors off to bedrooms three and four as well as the bathroom.

Bedroom Three

19' 8" max with RHH x 10' 10" (5.99m max with RHH x 3.30m)

Generously sized double bedroom benefitting from storage cupboards into the eaves, two radiators and a skylight to rear elevation.

Bedroom Four

17' 2" x 9' 10" (5.23m x 3.00m)

Generously sized double bedroom with two radiators and a skylight rear elevation.

Bathroom

Modern three piece suite, fitted with a wash hand basin with vanity unit, three quarter bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring, a shaver point and a skylight to rear elevation.

Rear Garden

Beautifully maintained, private garden, being mainly laid to lawn and fence enclosed. With composite decking area and patio area.

Garden Room

Benefitting from power and air sourced heating and cooling, in addition to laminate flooring.

Parking

Driveway providing parking for four cars.

Garage

17' 4" x 17' 7" (5.28m x 5.36m)

Having power, light and two roller doors.

Agent's Note

The property benefits from solar panels which is owned outright by the current sellers. Our sellers advised the panels are subject to a feed in tariff payment which is guaranteed until 2033, generating approximately 4000 kwh a year in free electricity plus FIT payment of around £850 a year.





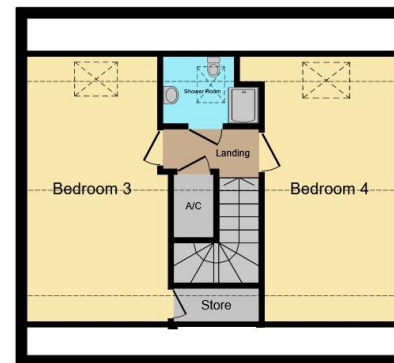




Ground Floor



First Floor



Second 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: Awaited
 Council Tax Band: G

Tenure: Freehold

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