



**Connells**

Blythe Way  
Highfields Caldecote



Sitting at the end of a cul-de-sac is this superb link detached family home. Having been tastefully improved throughout this home offers granite kitchen work tops, solid oak internal doors, refitted bathroom and ensuite, landscaped rear garden and Garage.

#### Entrance Hall

Door to front, window to side, under stairs cupboard, cupboard, stairs to first floor accommodation, hive heating thermostat.

#### Cloakroom

Window to side, wash hand basin, WC, tiled splash back, radiator.

#### Kitchen

14' 5" Max x 11' 7" Max ( 4.39m Max x 3.53m Max )

Window to rear, fitted kitchen with a range of wall and base units, Granite work surface, tiled splash back. inset with one and a half bowl stainless steel sink and routed drainer, Five burner gas hob, electric Neff double oven, stainless steel cooker hood, integrated fridge/freezer, plumbing for dishwasher.

#### Utility Room

7' x 5' 5" ( 2.13m x 1.65m )

Base units with Granite work surface, inset stainless steel sink with routed drainer, central heating boiler, plumbing for washing machine, space for dryer, internal door to garage, door to rear, chrome heated towel rail.

#### Dining Room

11' 8" Max x 8' 6" Max ( 3.56m Max x 2.59m Max )

French doors to rear, radiator.

#### Lounge

17' 1" + Bay x 10' 6" Max ( 5.21m + Bay x 3.20m Max )

Bay window to front, gas fireplace, two radiators.

#### Landing

Galleried landing, airing cupboard, radiator.



## Bedroom One

14' 8" Max x 10' 1" Max ( 4.47m Max x 3.07m Max )

Window to front, built in double wardrobe, radiator.

## Ensuite

Window to side, wash hand basin, WC, shower cubicle, extractor fan, spot lights, Amtico flooring, heated towel rail.

## Bedroom Two

10' 1" x 9' 7" ( 3.07m x 2.92m )

Window to rear, built in double wardrobe, loft access, radiator.

## Bedroom Three

17' Max x 8' 2" Max ( 5.18m Max x 2.49m Max )

Dormer window to rear, access to eaves storage, radiator, restricted head height.

## Bedroom Four

11' 3" x 6' 10" ( 3.43m x 2.08m )

Window to front, radiator.

## Bathroom

Window to rear, bath with mixer tap, wash hand basin, WC, extractor fan, part tiled, chrome heated towel rail, Amtico flooring.

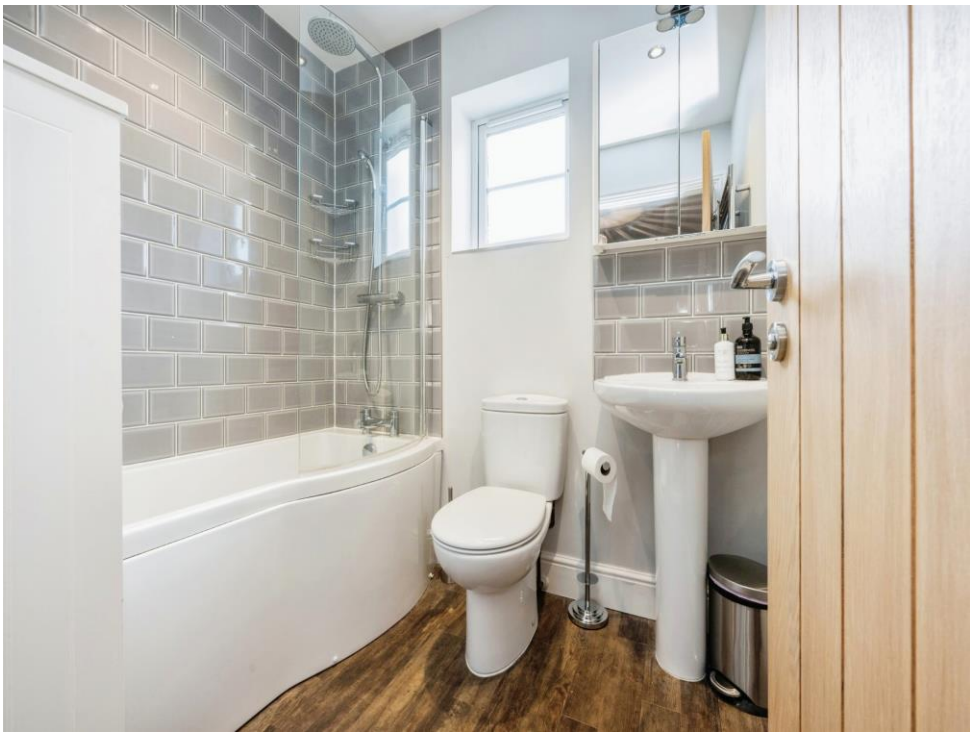
## Rear Garden

Fence enclosed, porcelain patio, laid to lawn, planted borders, gated access to front,

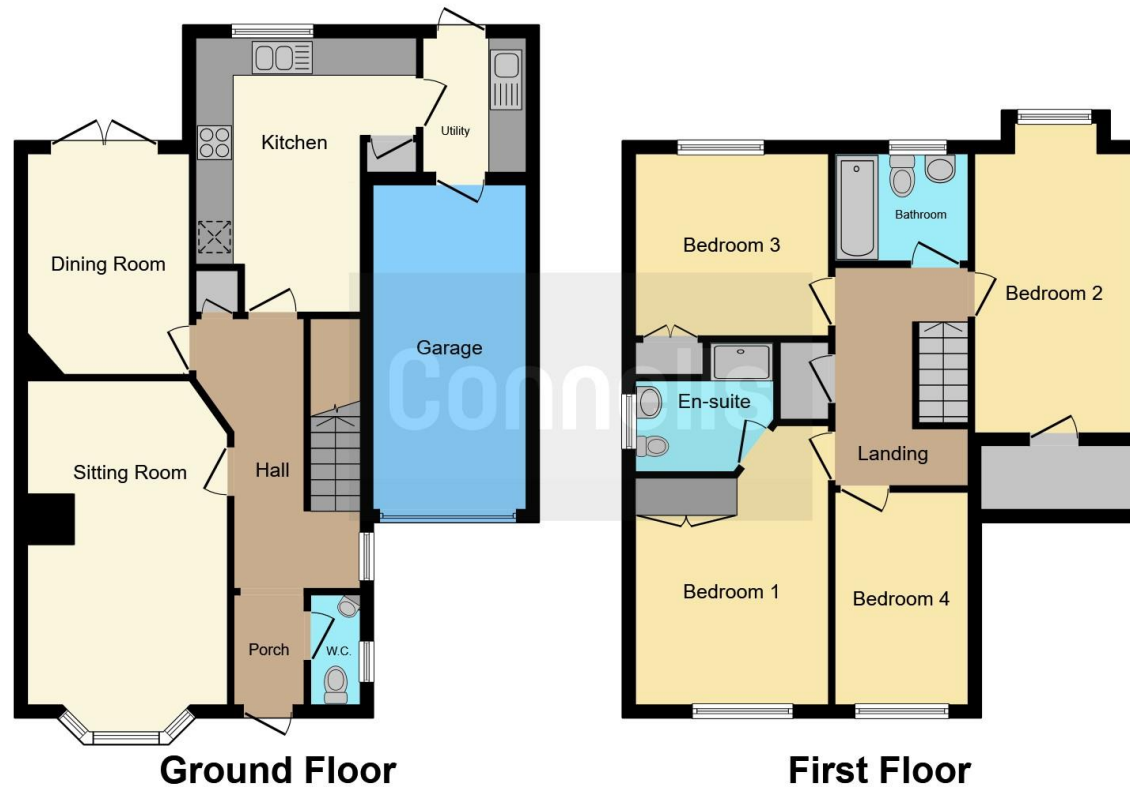
## Garage And Parking

Single garage with up and over door,, power and light.









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**EPC Rating: C**

Tenure: Freehold

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