



**Connells**

Clare Drive  
Highfields Caldecote



A refitted, modern kitchen/diner forms the hub of this spacious family home. With flexible accommodation over three floors there is ample space and well proportioned bedrooms or study spaces available alongside a dual aspect lounge. A single garage and driveway provides parking.

#### Entrance Hall

Door to front, storage cupboard, radiator.

#### Refitted Cloakroom

Window to rear, wash hand basin, WC, part tiled, chrome heated towel rail.

#### Kitchen / Diner

20' 1" x 11' 4" ( 6.12m x 3.45m )

Window to front and two windows to side, Refitted kitchen with a range of wall and base units, complementary work surface, one and a half inset sink, tiled splash back, electric double eye level oven, induction hob, stainless steel cooker hood, space for American fridge/freezer, integrated freezer and dishwasher, wine rack, spot lights, radiator.

#### Utility Room

7' 2" Max x 5' 4" Max ( 2.18m Max x 1.63m Max )

Refitted utility with gloss wall and base units, work surface, inset sink, tiled splash back, plumbing for washing machine, tiled flooring, radiator, door to rear.

#### Lounge

20' 2" x 10' 8" ( 6.15m x 3.25m )

Windows to front and side, French to side, electric fireplace, two radiators.

#### First Floor Landing

Window to front, stairs to entrance hall and second floor landing.

#### Bedroom One

11' 1" Max x 10' 10" ( 3.38m Max x 3.30m )

Window to side, triple built in wardrobe, radiator.



## Ensuite

Window to rear, shower cubicle, wash hand basin, WC, shaver point, part tiled, extractor fan, chrome heated towel rail.

## Refitted Bathroom

Window to rear, P shape bath with mix tap and shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, shaver point, chrome heated towel rail.

## Bedroom Six

8' Max x 10' 9" ( 2.44m Max x 3.28m )

Window to side, radiator.

## Bedroom Five

10' 10" x 9' 1" ( 3.30m x 2.77m )

Windows to front and side, radiator.

## Second Floor Landing

Cupboard housing central heating boiler, stairs to first floor landing.

## Bedroom Two

14' 8" x 10' 10" ( 4.47m x 3.30m )

Two velux windows to rear, eaves access, radiator, restricted head height.

## Bedroom Three

14' 9" x 11' 7" Max ( 4.50m x 3.53m Max )

Velux windows to rear, eaves access, restricted head height, radiator.

## Bathroom

Velux window to rear, P shape bath with mix tap and shower over, glass screen, wash hand basin, WC, extractor fan, part tiled, chrome heated towel rail, restricted head height.

## Rear Garden

Private fence enclosed garden with patio area, laid to lawn, planted borders, outside tap, gate to driveway.

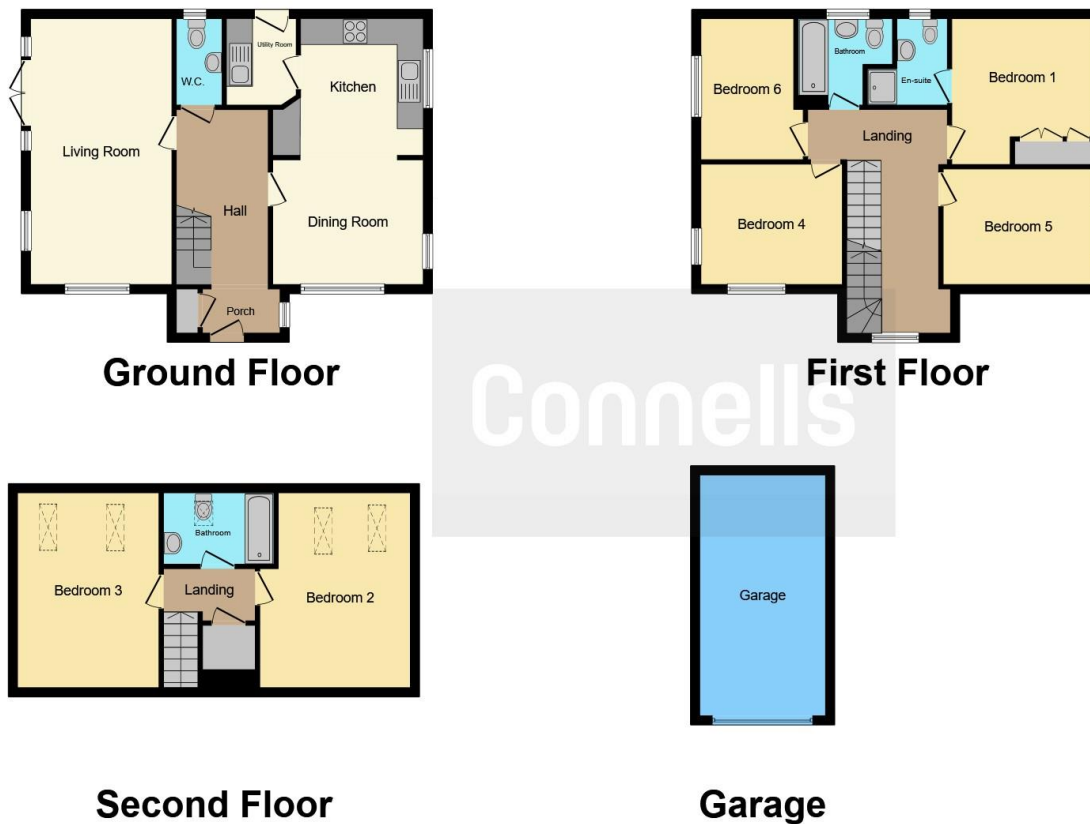
## Garage And Parking

Single garage with up and over door, light and power, tandem driveway parking for two cars.









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**EPC Rating: Awaiting**

Tenure: Freehold

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