



Connells

Clare Drive
Highfields Caldecote



Semi detached home set in a village location benefitting from a kitchen, lounge/diner and garden room with access to the landscaped rear garden. Upstairs hosts three bedrooms and refitted family bathroom. Single garage and driveway parking complete this home.

Entrance Hall

Door to front, fitted mat, stairs to landing, storage cupboard, radiator.

Cloakroom

Window to front, wash hand basin, WC, radiator.

Kitchen

9' 2" x 7' 8" (2.79m x 2.34m)

Window to front, fitted kitchen with a range of wall and base units, complementary work surface with matching splash back, stainless steel sink and drainer, electric oven, gas hob, space for fridge/freezer, plumbing for washing machine, space and electrics for dishwasher.

Lounge/Diner

17' 2" Max x 15' 11" Max (5.23m Max x 4.85m Max)

Window to rear, French doors to garden room, two radiators.

Garden Room

10' 6" x 9' 6" (3.20m x 2.90m)

Window to side and rear, French door to side, electric oil filled radiator, tiled flooring, spot lights with dimmer control.

Landing

Stairs to entrance hall.



Bedroom One

13' 10" + Wardrobes x 10' 4" Max (4.22m + Wardrobes x 3.15m Max)

Two windows to rear, two double built in wardrobes, radiator.

Bedroom Two

6' 6" + Wardrobes x 11' 4" Max (1.98m + Wardrobes x 3.45m Max)

Window to front, four door built in wardrobes, cupboard housing central heating boiler, radiator.

Bedroom Three

10' 11" x 7' 3" Max (3.33m x 2.21m Max)

Window to front, radiator.

Refitted Bathroom

Walk in shower, vanity wash hand basin, WC, heated mirror, fully tiled, extractor fan, tiled flooring, chrome shaver point, storage cupboards dual fuel towel rail.

Front Garden

Pathway to door, grass, outside tap, light.

Rear Garden

Fence enclosed, patio, laid to lawn, planted borders, outside light, personnel door to garage.

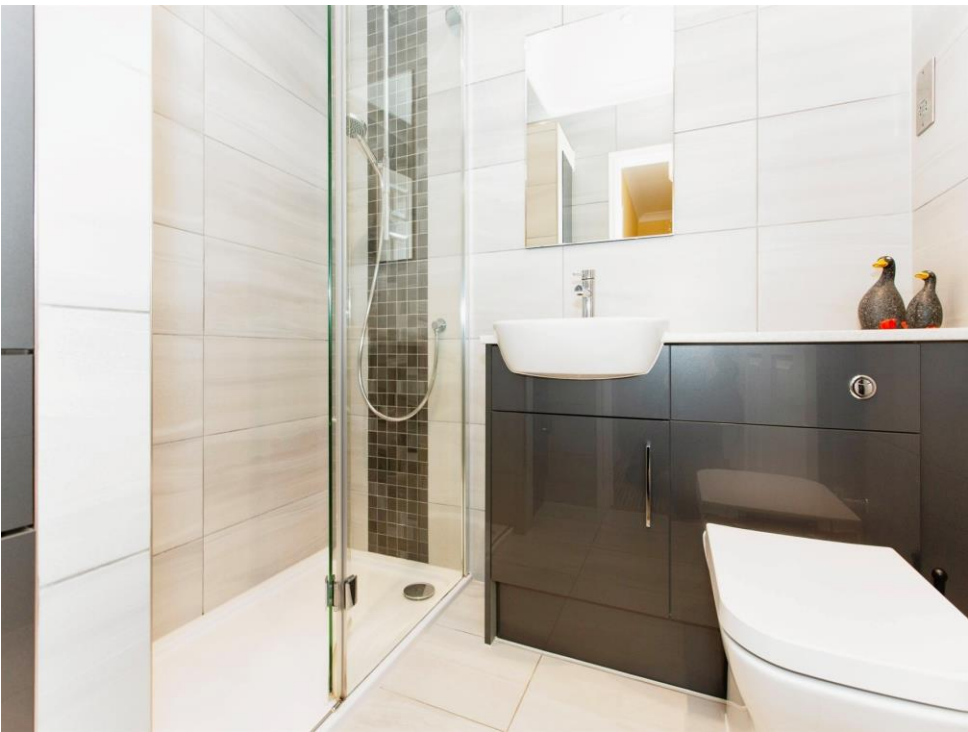
Garage And Parking

Single garage with up and over door, light and power, door to garden, driveway parking for one car.

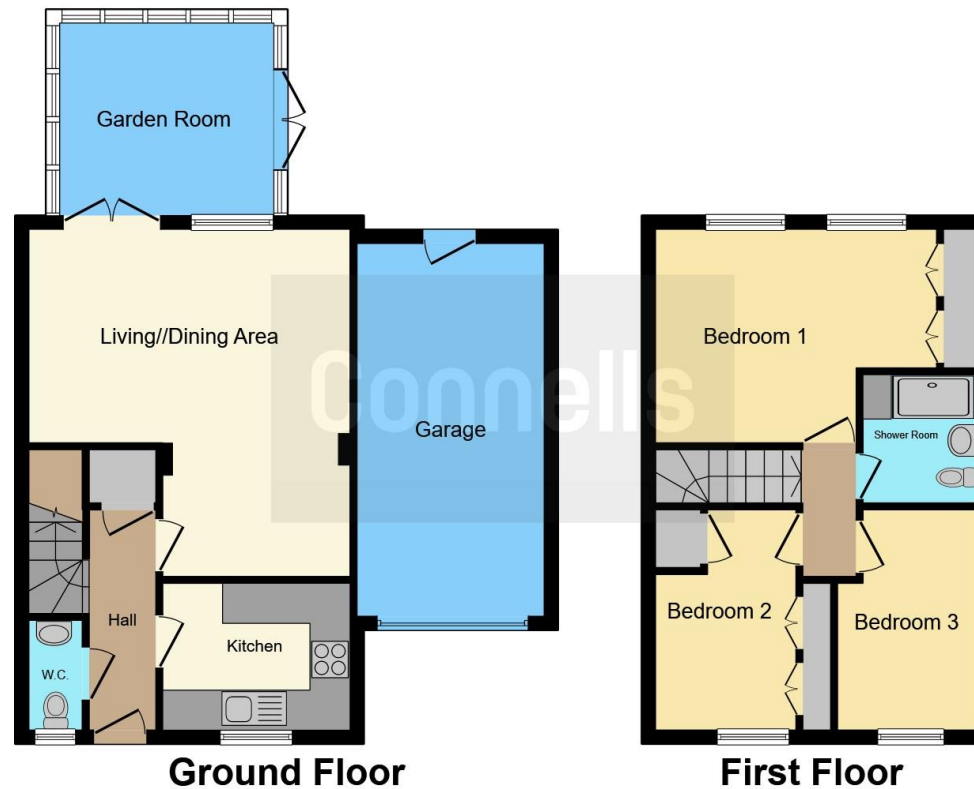
Agents Notes

Please ask regarding Solar panels









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: C

Tenure: Freehold

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