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6, Bolingbroke Drive, Warwick

O.I.R.O £820,000



A spacious, extended and enlarged, seven bedroom detached family home, offering well presented and flexible living across three floors.

**Briefly Comprising:**

Entrance hallway, cloakroom, large living room with bi-fold doors to garden, spacious family room, study, studio/snug, dining kitchen, utility. First floor landing, five bedrooms, family bathroom, (bedrooms one and two with en-suite facilities). Second floor landing, two further double bedrooms and shower room. Block paved driveway providing plenty of off road parking, landscaped, lawned and patiod rear garden. Upvc double glazing, gas radiator heating.

This large family home offers excellent flexible living accommodation over three levels. Two large main reception areas together with an attractively fitted dining/kitchen are supported then by two additional

spaces currently used as office and studio.

Over the first and second floor are seven bedrooms, six of which are double and two of which have en-suite facilities, with an additional shower room on the top floor. The property benefits from an abundance of living space supporting a large family.

**The Property**

Is approached via a brick block paved driveway with recessed porch giving access to part obscure double glazed entrance door to...

**Entrance Hallway**

With coved cornicing, staircase rising to first floor landing, radiator, door to understair store cupboard, further doorway to inner hall/boot room area serving the studio/snug and study.

**Family Room**

11'4" x 18'1" plus doorway (3.45m x 5.51m plus doorway) With upvc double glazed window to front elevation, double radiator, coved cornicing, approached via doorway from hall, but with additional door into kitchen.

**Living Room**

16'6" x 24'8" (5.03m x 7.52m) With two double radiators and four pane bi-fold doors to the rear elevation leading out onto the garden, coved cornicing.

**Dining/Kitchen**

19'1" x 17' plus doorway area (5.82m x 5.18m plus doorway area) Attractively fitted with a range of cream shaker style wall and base units with complimentary solid wood block working surface over,





ceramic sink with mixer tap, space for Range style cooker with stainless filter hood over, space and plumbing for dishwasher, built-in wine fridge, concealed twin fridge freezers, two large pull out pantry style units, wooden upstands, multitude of lighting points to the ceiling, wooden floor, large breakfast bar with granite working surface, four pane bi-folds leading out onto the garden at the rear.

#### Utility

7' x 6'9" (2.13m x 2.06m)

With matching wall and base units, wood block look working surface, stainless steel sink drainer, space and plumbing for washing machine, space for tumble dryer, splashback tiling, Worcester central heating boiler, upvc double glazed window to side elevation, tiled floor.

#### Study

7'11" x 11'2" (2.41m x 3.40m)

With upvc double glazed window to front elevation, downlighter points to ceiling, coved cornicing, double radiator.

#### Studio/Snug

7'11" max x 16'2" (2.41m max x 4.93m)

With upvc double glazed window to front elevation, double radiator, downlighter points to ceiling, personal door to side, free standing Electriq air conditioning unit with fitted extractor ducting to wall included.

#### First Floor Landing

With radiator, multi pane upvc double glazed window to front elevation, staircase rising to second floor.

#### Bedroom One (Front)

17'5" max x 12'11" (5.31m max x 3.94m)

With upvc multi pane double glazed window to front elevation, coved cornicing, radiator, downlighter points to ceiling in dressing area.

#### Refitted En-Suite Shower Room/WC

With bath, wall mounted shower and control, wash hand basin set into vanity cupboard, low level WC to side, upvc obscure double glazed window to front elevation, full splashback tiling, chrome radiator towel rail, downlighter points to ceiling.

#### Bedroom Two (Front)

10'11" x 9' plus built-in w'robe (3.33m x 2.74m plus built-in w'robe)

With upvc multi pane double glazed window to front elevation, radiator, coved cornicing, door to wardrobe with double hanging rail.





#### En-Suite Shower Room/WC

Fitted with a contemporary white suite to comprise; low level WC, wash hand basin set into vanity cupboard with mono-mixer to side, corner shower cubicle, full splashback tiling, downlighter points to ceiling, obscure upvc double glazed window.

#### Bedroom Three (Rear)

11'4" x 11'6" (3.45m x 3.51m)

With upvc multi pane double glazed window to rear elevation, covered corning, radiator.

#### Bedroom Four (Rear)

11'1" x 10'6" (3.38m x 3.20m)

With upvc multi pane double glazed window to rear elevation, covered corning, radiator.

#### Bedroom Five (Rear)

8'3" x 7'1" (2.51m x 2.16m)

With upvc multi pane double glazed window to rear elevation, radiator.

#### Family Bathroom

With modern white suite to comprise; P-shaped shower/bath, low level WC with concealed cistern and wash hand basin set into vanity unit with mono-mixer, full splashback tiling, downlighter points to ceiling, upvc obscure double glazed window to rear elevation, chrome radiator towel rail.

#### Second Floor Landing

With radiator, hatch to roof space, door to AIRING CUPBOARD with insulated hot water cylinder.

#### Bedroom Six

18'7" max x 18'8" (5.66m max x 5.69m)

With feature angled ceiling lines and three large Velux double glazed roof line windows to rear elevation, double radiator and additional radiator.

#### Bedroom Seven

11'2" x 18'7" (3.40m x 5.66m)

With feature angled ceiling lines, Velux double glazed roof line window to rear elevation, radiator.

#### Shower Room/WC

Refitted with a white suite to comprise; low level WC, wash hand basin set into vanity cupboard, corner shower cubicle, full splashback tiling, downlighter points to ceiling, extractor, chrome radiator towel rail.





#### Outside (Front)

The front of the property is principally laid to brick block paving with shaped herbaceous border, gated pathway to the right hand side of the property leads to the rear garden. To the left is a lean-to store providing useful garden storage.

#### Outside (Rear)

To the rear of the property is a large shaped brick block paved patio with retaining dwarf wall leading to the remainder of the garden which is laid to low maintenance astro turf with herbaceous plants and borders. The property is surrounded in the main by a combination of timber fencing with herbaceous planting providing attractive rear garden. Paved path leads to the side of the property where there is gated access to the front driveway, outside tap.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band G.

#### Location

6 Bolingbroke Drive  
Heathcote  
Warwick  
CV34 6EB



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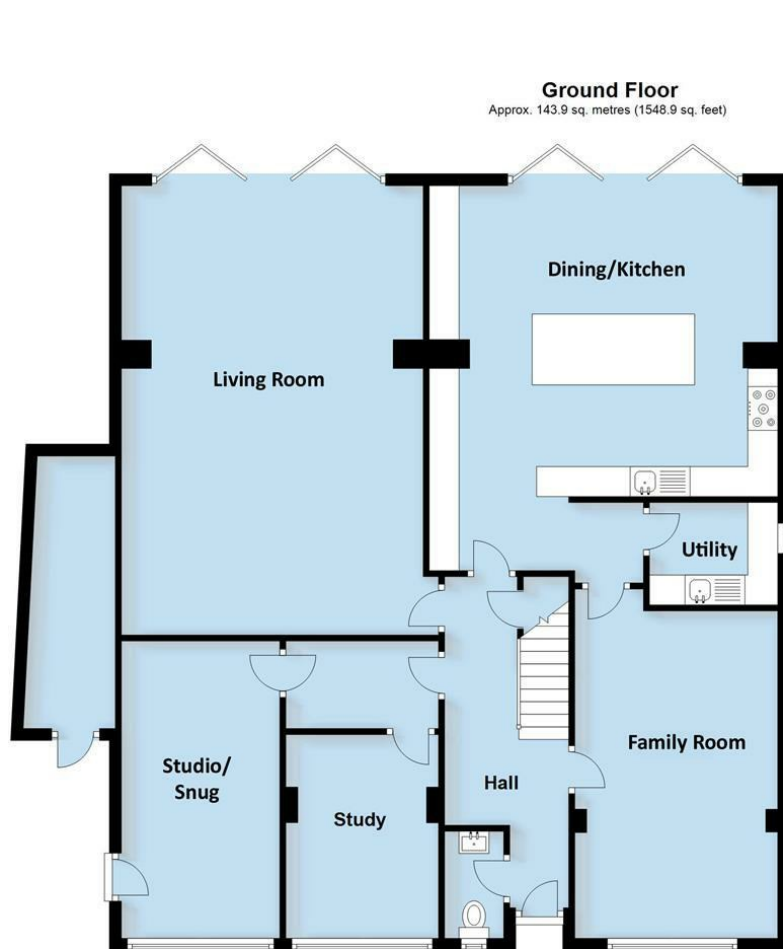
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Total area: approx. 289.2 sq. metres (3113.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

