

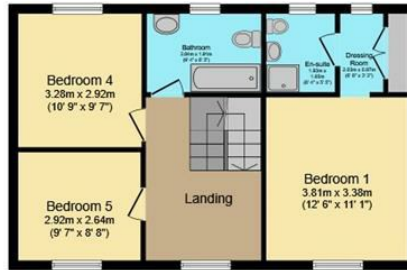


Peter Clarke

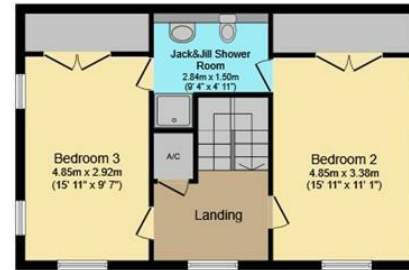
6 Hermione Close, Heathcote, Warwick, CV34 6GS



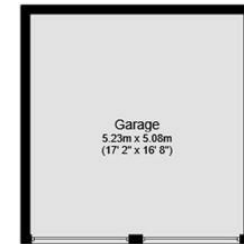
Ground Floor



First Floor



Second Floor



Garage

Total floor area 214.0 m² (2,303 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Detached, Three Storey Family Home
- Five Double Bedrooms
- Family Bathroom & Two En-Suites
- Living Room
- Dining Room
- Breakfast Kitchen
- Utility & Guest W.C
- Conservatory
- Driveway & Double Garage
- EPC TBC



Offers In Excess Of
£600,000

A spacious and beautifully presented, five double bedroom, detached home situated on a quiet Cul-De-Sac on this popular modern development, lying within easy reach of Leamington and Warwick town centres, local amenities, and fantastic local schools. Having internal accommodation briefly comprising entrance hall, living room and spacious conservatory, dining room opening into a refitted breakfast kitchen, utility and guest W.C. To the first floor are three generous bedrooms, a principle En-Suite shower room, dressing room and family bathroom. To the second floor are two further large double bedrooms and a Jack & Jill En-Suite shower. Outside the property benefits from a tarmac driveway providing side by side parking, attached double garage and stunning, recently landscaped gardens to both front and rear.

Approach

Approached from Hermione Close via a paved foot path leading upto the recently installed composite front door which open into the Entrance hall.

Entrance Hall

The large entrance hall gives way to the living room, dining room and breakfast kitchen and has stairs rising to the first floor landing. Benefitting from a useful under stair storage cupboard.

Living Room

The large dual aspect living room benefits from a feature fireplace and has French doors opening into the large conservatory to the rear.

Conservatory

This spacious and adaptable conservatory is set up as a garden sitting room currently, but would easily accommodate dining furniture and has double glazed panels to three sides with French doors opening into the beautiful and recently landscaped rear garden.

Breakfast Kitchen

This modern breakfast kitchen, complete with centre mounted island and breakfast bar features a range of integrated appliance including induction hob and extractor, fan assisted electric oven, combi microwave, and dishwasher, with a counter top mounted stainless sink and drainer, rear facing double glazed window looking into the rear garden, door leading into the refitted utility and open arch into the dining room.

Dining Room

A generous dining room accessed from the hallway and the kitchen with front facing double glazed window.

Utility Room

The utility has units and countertops matching the kitchen and provides space and plumbing for washing machine and tumble dryer, counter top mounted wash hand basin, rear access door to the landscaped rear garden and internal door to guest W.C.

Guest W.C

Featuring a modern site with vanity unit mounted wash hand basin, low level W.C and centrally heated towel rail.

To The First Floor

Having stairs rising from the entrance hall, the first floor landing gives way to bedroom one, four and five as well as the family bathroom, with further staircase rising to the second floor.

Bedroom One

A well proportioned double room having a front facing double glazed window and open arch leading to the dressing area

Dressing Area

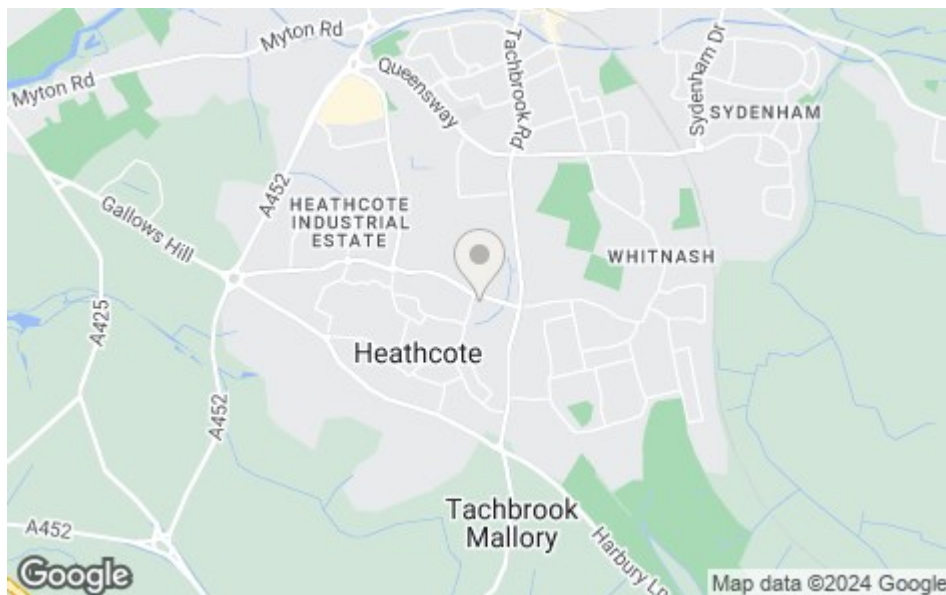
Accessed from the bedroom with further internal door leading to the en-suite, this useful space offers built in storage wardrobes and has a rear facing obscured and double glazed window to the rear of the property.

En-Suite

Accessed from the dressing room, this modern white ensuite shower room comprises W.C, vanity unit mounted wash hand basin and enclosed shower cubicle. with obscured and double glazed window to the rear, and centrally heated towel rail.







Bedroom Four

Currently being utilised as a home office, but allowing ample room to accommodate a double bed, this bright room has a front facing double glazed window.

Bedroom Five

A well sized double room with double glazed window overlooking the stunning rear garden.

Family Bathroom

A modern white suite comprising low level W.C, pedestal wash hand basin and panelled bath with rear facing obscured and double glazed window and centrally heated towel rail.

To The Second Floor

The second floor landing has stair from the first floor and gives way to the two remaining double bedrooms and their Jack and Jill ensuite shower room. with Velux roof light to the rear elevation and storage cupboard housing the hot water system.

Bedroom Two

This incredibly spacious double room benefits from dual aspect double glazed windows, a generous built in double fronted storage wardrobe and internal door leading to the Jack and Jill en-suite shared with the neighbouring bedroom.

Jack & Jill En Suite

The modern white suite in the Jack and jill shower room comprises low level W.C, vanity unit mounted his and hers sinks and an enclosed shower cubicle with glass screen.

Bedroom Three

Another large double room, again featuring dual aspect double glazed windows and a spacious double fronted built in wardrobe.

Outside

To The Front

To the front of the property is a recently landscaped low maintenance fore garden.

Driveway & Double Garage

To the side of the property is side by side driveway parking leading to the detached double garage which is accessed via electric up and over garage doors, further timber gate leads to the rear garden.



To The Rear

To the rear is a stunning, recently landscaped rear garden comprising a large paved dining terrace with footpath leading to the artificial lawn and having steps down to the composite decked dining area with timber pergola and additional steps down to a further lawn and the stunning timber summer house. the garden is walled to three sides and has contemporary timber fencing over. In addition this wonderful garden also has a vegetable garden area located behind the detached double garage, side access gate from the driveway, rear access door into the garage and internal access from the house from the utility room and conservatory.

General Information

TENURE: We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains Gas, Electricity, Water and Drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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