

Peter Clarke

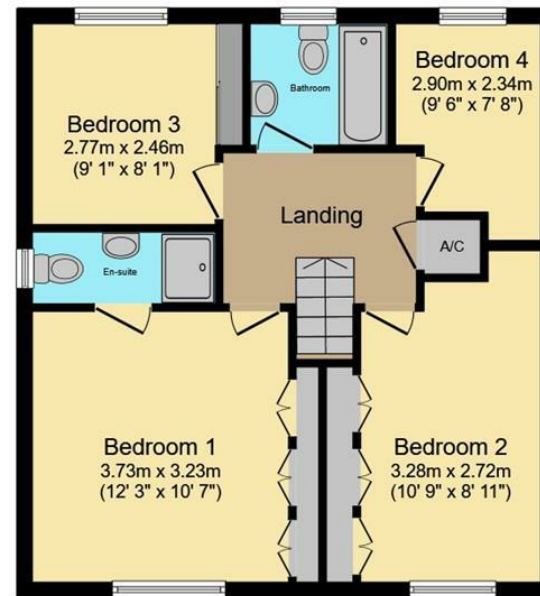


30 Jourdain Park, Heathcote, Warwick, CV34 6FJ

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Ground Floor
Floor area 60.9 m² (655 sq.ft.)



First Floor
Floor area 53.9 m² (580 sq.ft.)

TOTAL: 114.7 m² (1,235 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



- Detached Family Home
- Four Well Proportioned Bedrooms
- Principle En-Suite & Family Bathroom
- Generous Living/Dining Room
- Kitchen Dining Room & Utility
- Guest W.C
- Southerly Facing Lawned Rear Garden
- Driveway Parking & Single Garage
- NO FORWARD CHAIN
- EPC Rating D



Offers In Excess Of
£460,000

A spacious and well presented, four bedroom family home located on the ever popular development of Warwick Gates in Heathcote, Warwick. Offering well proportioned internal accommodation comprising entrance hall with guest W.C, through living and dining room, a generous kitchen dining room and utility. To the first floor are four bedrooms, the principle of which boast an en-suite shower room and a further family bathroom. Outside the property offer off road parking, a single garage with rear access and a lawned garden to both front and rear elevations. NO FORWARD CHAIN.

Approach

Accessed from Jourdain Park via the driveway which leads up to the paved footpath and on to the front door.

Entrance Hall

The hall gives way to the living room, kitchen dining room and guest W.C and has stairs rising to the first floor landing.

Guest W.C

Featuring a white suite with low level W.C and wash hand basin with a front facing double glazed window.

Living Room

This well proportioned first reception room is open to the dining area and has a large double glazed window to the front elevation.

Dining Room

Accessed from the dining room with internal door leading to the kitchen dining room and providing ample room for formal dining furniture, with a rear facing sliding patio door giving views and access to the rear garden.

Kitchen Dining Room

The spacious kitchen dining room comprises a range of wall and base mounted units with contrasting work tops over and has an inset sink and drainer with further

integrated fridge freezer and space for a freestanding cooker and under counter dishwasher as well as providing ample room for informal dining, with a rear facing double glazed window looking out to the rear garden and having further door to the hall and utility

Utility Room

Accessed from the kitchen with further external access door leading to the paved side footpath and having space and plumbing for both washing machine and tumble dryer.

To The First Floor

Bedroom One

A large double bedroom benefitting from a bank of built in wardrobes. and having a front facing double glazed window and an internal door to the en-suite shower room.

En-Suite

Comprising a white suite with low level W.C, pedestal wash hand basin and enclosed shower cubicle with a side facing double glazed window.

Bedroom Two

Another generous double bedroom again boasting a bank of built in storage wardrobes and having a front facing double glazed window.







Family Bathroom

Featuring a white suite with low level W.C pedestal wash hand basin and panelled bath with shower over, having tiling to all splashbacks and a double glazed window to the rear elevation.

Bedroom Three

The third bedroom is also capable of accommodating a double bed and offers a built in storage wardrobe and rear facing double glazed window overlooking the rear garden.

Bedroom Four

The fourth bedroom is a good single with rear facing double glazed window overlooking the rear garden.

Outside

To The Front

To the front of the property is a lawned foregarden and tarmac

Garage

A single garage with lockable rear access door accessible from the paved side footpath and benefiting from power and lighting.

To The Rear

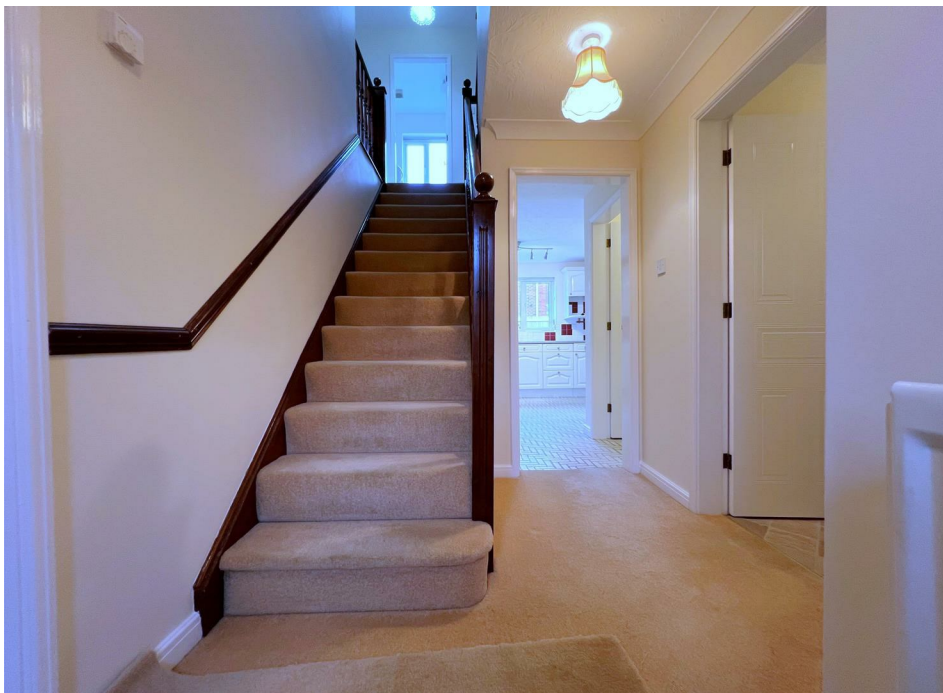
to the rear of the property is a southerly facing lawned rear garden accessible from the dining room via the sliding patio door and the utility side door. With recently renewed fencing to three sides, well stocked borders and beds and a paved dining terrace.

General Information

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, water, electric and drainage are connected to the property. However this should 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 E.

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

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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