

Peter Clarke



21 Prospero Drive, Heathcote, Warwick, CV34 6FF

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Total Approx. Floor Area 142.96 Sq.M. (1539 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



- For Sale with No Onward Chain
- Beautifully present throughout
- Attractive Four Bedroom Home
- Popular Warwick Gates Development
- Three Reception Rooms
- Family Bathroom and En-Suite
- Single Garage and Driveway Parking
- Secure rear Garden
- EPC Rating - Band D



Guide Price £525,000

*** For Sale with No Onward Chain ***

An attractive four bedroom detached home situated on the ever popular Warwick Gates development. Immaculately presented throughout, this beautiful home offers good sized accommodation, secure rear garden, single garage and driveway parking.

The accommodation comprises in brief: Hallway, Guest Cloakroom, Sitting Room, Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Four Bedrooms, Family Bathroom and En-Suite Shower Room and Single Garage.

Warwick is an historical town with a famous medieval Castle situated on the banks of the River Avon. There are a variety of amenities including shops, restaurants, public houses, Churches as well as both independent and state schools of good repute. The larger town of Leamington Spa is within three miles. Access is available via the M40 to London and the Midlands by road or excellent rail services from either Warwick Station or Warwick Parkway.

Hallway

with access to all living accommodation and stairs rising to the first floor.

Guest Cloakroom

With low level WC, wash hand basin and round window to front.

Breakfast Kitchen

Fitted with a range of contemporary wall and base units with granite worktops and complementary tiling to incorporate double oven, stainless steel extractor over gas hob, space for dishwasher, two circular sink units, drainer with mixer tap, space for fridge/freezer, cloaks cupboard, window overlooking garden and space for breakfast table.

Utility Room

With sink unit and space for washing machine and tumble dryer and useful storage cupboard.

Sitting Room

Having feature fireplace, double glazed leaded window to front, double doors to Dining Room and wooden flooring.

Dining Room

With wooden flooring leading through to

Conservatory

With double doors to the garden and tiled floor.

On the First Floor

Main Bedroom

With built in wardrobes, leaded window to front.

En-Suite Shower Room

Having shower cubicle, wash hand basin and low level WC.







Family Bathroom
Having bath with shower over, wash hand basin and low level WC.

Bedroom
With window to rear.

Bedroom
Having built in wardrobes and window to rear.

Bedroom
Having window to front.

Outside
To the front is driveway parking, lawned fore-garden and access to

Garage
with electric up and over door.

Rear Garden
Patio area with shaped lawn and seating area, outside tap and electric sockets.

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 water, electricity, drainage and gas are 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 F

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 Agents.

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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Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

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