



CASSANDRA GROVE, HEATHCOTE

complete ● ● ●
SALES & LETTINGS





A spacious and extended detached modern home in the popular location of Heathcote, Warwick. Property comprises an entrance hall, guest WC, living room with box bay window, family kitchen diner, playroom/study with box Bay window, four good-sized bedrooms, a family bathroom and an en-suite. The property has a garage, a block paved drive for three cars and a low-maintenance landscaped garden. The property is being offered with no chain and is located in a cul-de-sac. The local area has lovely green walks, children's play areas and schools along Vickers Way, Oakley School and Myton School- well located for the M40 and the Leamington train station.

It's in the details...

Entrance Hall

A modern composite entrance door, with side frosted uPVC double glazed windows, leads into the very spacious hallway, with timber-effect laminate flooring, a radiator and a double-door cloak storage cupboard. There is a staircase leading to the first floor and doors lead to the living room, playroom/study space, guest WC and a glazed door leads through to the kitchen.

Guest WC

With a continuation of the timber effect laminate flooring, a toilet, a radiator, an extractor and a handbasin.

Living Room

A spacious living room which has a uPVC double glazed box bay window to the front and two uPVC double glazed windows to the side, all with fitted blinds. There are two radiators, two ceiling light points and two wall light points. There is an essential marble fireplace with a gas fire and a painted timber surround.

Kitchen Family Diner

A wonderfully extended space with a pitched ceiling, with two Velux windows with fitted blinds. UPVC double glazed sliding doors to the garden, a uPVC double glazed window with fitted blinds, two radiators, lots of downlights and a square opening through to the playroom/study. The kitchen area has a white gloss fitting kitchen with brushed cream handles, under-counter lighting, space for a large range master style gas cooker, with a stainless steel splashback and extractor over. A large pull-out larder, a fitted dishwasher, timber effect worktops with a large single bowl sink with mixer tap and drainer. Door through to the garage/utility.

Playroom/Study

With a continuation of the timber effect laminate flooring, a uPVC double glazed box bay window to the front elevation with fitted blinds. Radiator.

Landing

A huge landing with a uPVC double glazed window, storage cupboard with shelving and a radiator. Loft hatch to the part-board loft, featuring a ladder and a light. Doors lead to the four bedrooms and the bathroom.

Bedroom One

A very spacious main bedroom with a uPVC double glazed window overlooking the garden. There is a walk-in wardrobe, and plenty of space for bedroom furniture and a door through to the en-suite.

En-Suite

A stylish shower which has a large walk-in shower with a glass static screen, a mains thermostatic shower and panelling. There is a pedestal hand wash basin with mixer tap, a toilet, a radiator, an electric shaver point, an extractor and a UPVC double glazed window with fitted blinds.

Bedroom Two

Double bedroom with three uPVC double glazed windows, all with fitted blinds. There is a fitted sliding wardrobe with a mirror door. Radiator.

Bedroom Three

A double bedroom with two uPVC double glazed windows with fitted blinds. There is a radiator, a fan light and a sliding wardrobe with a mirror door.

Bedroom Four

A good-sized 4 bedroom with a UPVC double glazed window with a fitted blind and a radiator.

Bathroom

Fitted with a white suite comprising a bath with a mixer tap and a thermostatic shower over. There is a toilet, vanity storage hand basin, with a mixer tap, a radiator, an extractor and a uPVC double glazed window with a fitted blind.



Garage/Utility

A single garage with an electric roller door, lighting and power. There are cabinets, timber effect worktop with a single bowl stainless steel sink with a mixer tap. There is space and plumbing for a washing machine, a dryer and space for two further under-counter appliances. There is a Large newly fitted Viessmann gas combination boiler.

Rear Garden

Being freshly landscaped with timber sleeper bedding perimeter with bark and plenty of flowers, plants and bushes. There is an artificial lawn, a circular feature patio, and sandstone walkways across the rear of the property that also lead to the side gate to the parking. Outside lighting. To the other side of the property is a large area of sandstone with a shed and a further timber gate to the front.

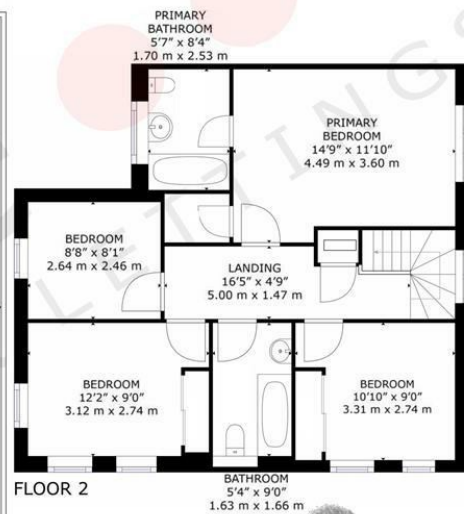
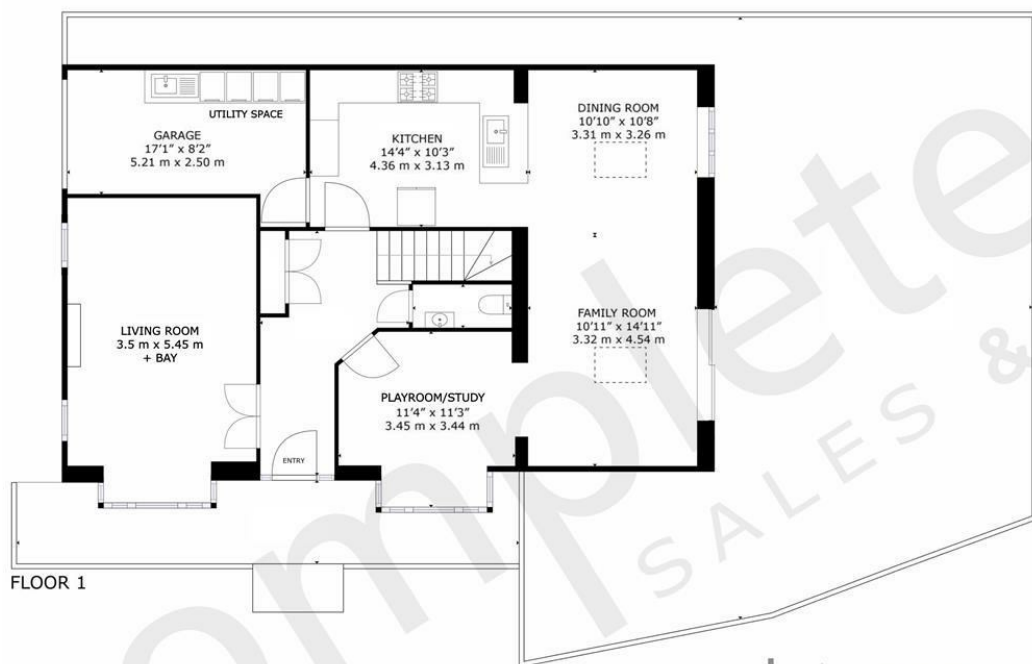
Front & Parking

To the front is a large area of lawn, with a central stone perimeter bedding feature, a block paved pathway, and steps leading down to the canopy storm porch that leads to the front door. Block paving borders the property and leads around to the side area, which has an expensive block paved drive for parking 3 to 4 cars.

Location

Set within the favourable Heathcote/Warwick Gates development, this property is well-placed to take advantage of the close road networks such as Harbury Lane, M40 & Fosse Way. There are amenities within Warwick Gates, including parks, green walks, doctors, food outlets, supermarkets and a public house. Close by, there is also the Shires retail park and Leamington Spa town centre itself, with its array of boutique-style shops, restaurants, cafes and beautiful parks. The property is in good school catchments, including Myton School and also has a local primary & infant school on Vickers Way and the new Oakley School. The train station is only a short drive from the property and has regular trains to Birmingham and London stations. Warwick town centre is a short drive away with so many more boutiques, outlets, restaurants and bars- also the Warwick Castle!





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GROSS INTERNAL AREA
FLOOR 1: 1,077 sq. ft, 100 m², FLOOR 2: 687 sq. ft, 64 m²
TOTAL : 1,764 sq. ft, 164 m²

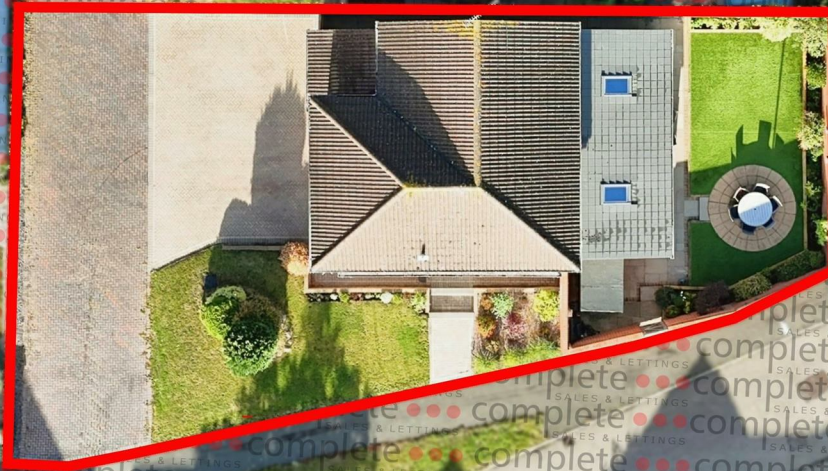
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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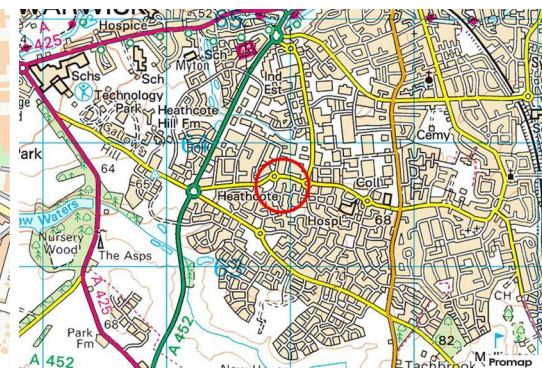


RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



- A Detached Family Home
- Hallway & Guest WC
- Bay Fronted Living Room
- En-Suite & Family Bathroom
- Cul-De-Sac

- Extended
- L-Shaped Kitchen Family Diner
- Bay Fronted Playroom/Study
- Garage & Parking
- No Chain



CASSANDRA GROVE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	76
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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