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4, Cicero Approach, Warwick Gates, Warwick

Price Guide £640,000



This superbly appointed five-bedroom, three-storey detached family home is pleasantly situated in this ever-popular development. Set in delightful gardens the accommodation affords: Reception hall & cloakroom, study, living room, good sized dining kitchen, top floor master bedroom accompanied by a spacious shower room, guest bedroom two with en-suite, three further bedrooms and the bathroom. To the outside, there is a driveway, double garage and a beautifully landscaped rear garden featuring a Weiner Terrazza glass patio roof Energy rating C.

Location

Warwick Gates offers many amenities, including a variety of shops, a Family Health Centre and Health Club and a local primary school. Facilities in both Leamington Spa and Warwick are easily accessible as are excellent local road links including those to neighbouring centres and the Midland motorway network, notably the M40.

Approach

Through a solid entrance door with spy hole and double glazed side screens into:

Reception Hall

Tiled effect floor, wall mounted Nest heating control unit, staircase rising to First Floor Landing. Doors to:

Cloakroom

Having a radiator, WC and wash hand basin.

Study

7'11" x 7'10" (2.43m x 2.39m)

Wood effect floor, coving to ceiling and a double-glazed window to the front aspect.

Spacious Living Room

19'10" x 12'2" (6.06m x 3.71m)

Having an attractive natural stone effect fireplace with a recessed wood burner, display hearth and mantel. Coving to ceiling, radiator, wide walk-in bay window, with double glazed bi-fold doors providing views and access to the rear garden.





Breakfast Kitchen/Dining Room

24'8" x 9'10" widening to 16'0" (7.54m x 3.00m widening to 4.89m)

The kitchen features an attractive range of glossy fronted base and eye-level units, along with a glazed display cabinet. It also has complementary worktops and tiled splashbacks with an inset one-and-a-half bowl sink unit. The kitchen is equipped with a Smeg six-ring gas hob with a Neff extractor unit above, a Neff electric oven and grill with storage cupboards, an integrated fridge/freezer with an adjacent pull-out larder unit, three tall storage cabinets, an integrated tumbler dryer, a Bosch washing

machine, and a Neff dishwasher. Additionally, the kitchen has downlighters, two polished chrome vertical radiators, a double-glazed window to the front aspect, and a double-glazed sliding patio door that provides access to the rear garden.

First Floor Landing

Radiator, double-glazed window to the front aspect, built-in shelved storage cupboard. Doors to:

Bedroom two

14'2" x 10'4" (4.33m x 3.17m)

Built-in full-height wardrobes extend across one wall and provide ample hanging rail space, a radiator and a double-glazed window to the rear aspect. Door to:

En-suite Shower

The white suite includes a WC with a concealed cistern, a wash basin with a mixer tap and a storage cupboard below. There is also a tiled shower enclosure with a Mira thermostatic shower and a glass shower door. Other features include a shaver point, complementary tiled splashbacks, a chrome heated towel rail, downlighters, an extractor fan, and a double-glazed window.

Bedroom Three

12'0" x 9'10" (3.66m x 3.02m)

Radiator, built-in full height twin double door wardrobes and a double glazed window to the front aspect.





Bedroom Four

11'11" x 9'7" plus depth of wardrobes (3.64m x 2.93m plus depth of wardrobes)

Radiator, built-in full-height wardrobes extending across the width of one wall and a double-glazed window to the front.

Bedroom Five

10'6" x 6'9" (3.21m x 2.08m)

Radiator and a double-glazed window to the rear aspect.

Main Bathroom

White suite comprising bath with mixer tap and shower attachment with glazed shower screen, pedestal wash

hand basin, WC. Complementary tiled splashbacks, tiled floor, chrome heated towel rail, shaver point and a Velux window.

Second Floor Landing

Access to eaves storage space. Doors to:

Master Bedroom

12'11" x 11'9" (3.96m x 3.60m)

Built-in mirror-fronted sliding door wardrobes provide ample hanging rail and storage space. Access to eaves storage, radiator and a double-glazed Dormer window to the front aspect.

Shower Room to Master Bedroom

11'9" x 7'5" (3.60m x 2.28m)

White suite comprising WC, pedestal wash hand basin, wide tiled shower enclosure with a Mira shower system and glazed shower screens. Tiled floor, chrome heated towel rail, complementary tiled splashbacks, shaver point, and downlighters. Built-in double door Airing Cupboard housing the Worcester gas-fired boiler and the pressurised hot water cylinder, (supplied by roof-mounted solar hot water panel) access to eaves storage and a double glazed Dormer window to front aspect.





Outside

To the front of the property, there is a feature Potico-style entrance. The driveway to the side provides off-road parking and access to the:

Double Garage

17'2" x 16'4" (5.24m x 4.99m)

With twin, insulated, remote control roller shutter doors. Power and light, double-glazed window, access with loft ladder to roof space and a service door to the rear garden.

Landscaped Rear Garden

Which is a particular feature of the property. Southeast

facing, enjoying a porcelain sun terrace with a feature Weiner Terrazza glass patio roof, with motorized blinds for sun protection and all-year-round use. There are well-tended lawned areas, with an abundance of stocked borders and raised beds. There is external lighting, a water tap, a wood store and a Summer House. The gardens are enclosed on all sides with gated side pedestrian access.

Tenure

The property is freehold.

Services

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

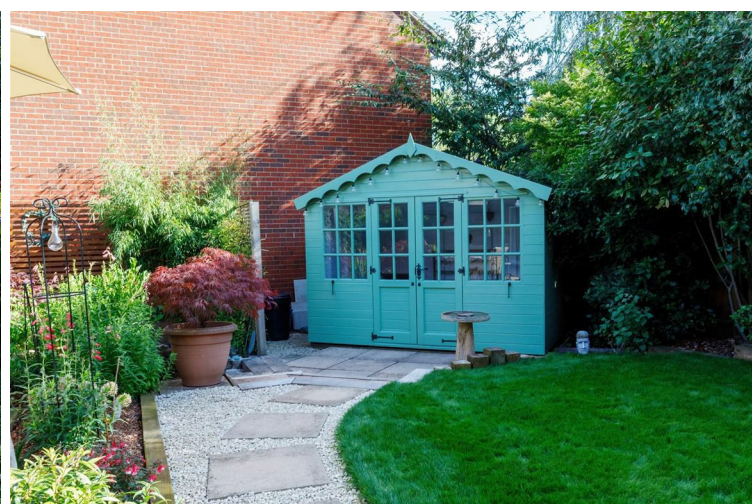
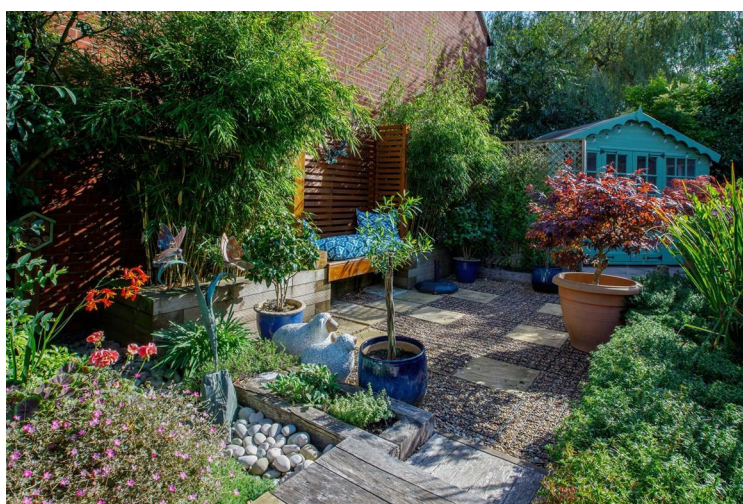
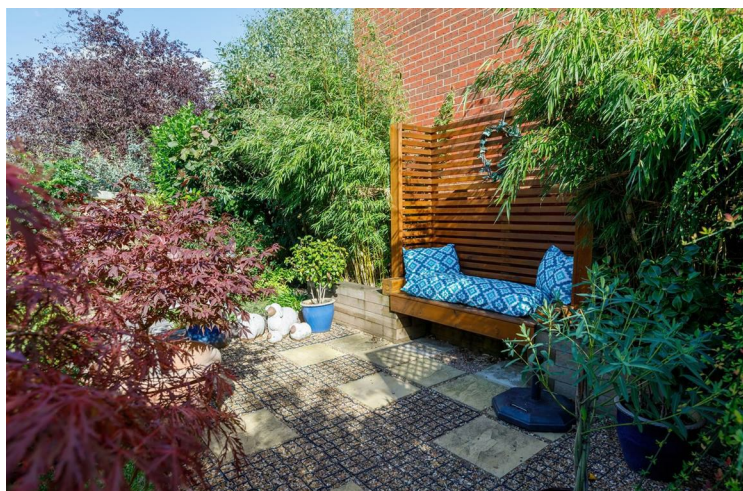
Council Tax

The property is in Council Tax Band "G" - Warwick District Council

Postcode

CV34 6EA







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



Second Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 169.3 sq. metres (1822.1 sq. feet)

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