



Connells

Cordelia Green
Heathcote Warwick



Property Description

A fantastic opportunity to acquire this three bedroom detached home located in the highly sought after area of Warwick Gates development. Requiring modernisation, the property offers excellent potential to create a wonderful family home, all within easy reach of local amenities, schools and transport links.

The ground floor comprises a welcoming entrance hall, a bright bay fronted lounge, a separate dining room ideal for entertaining, a fitted kitchen and a downstairs cloakroom. To the rear, a generous conservatory provides additional living space and enjoys pleasant views over the garden.

Upstairs the property offers three bedrooms, all benefitting from built in storage. The principle bedroom benefits from an ensuite shower room, complemented by a family bathroom serving the remaining bedrooms.

Externally the property boasts a private garden, driveway parking and integral garage.

Approach

The property is set back from the road behind the driveway and the lawned fore garden with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors off to the lounge, dining room, kitchen, cloakroom and garage.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a radiator.

Lounge

12' 6" into bay x 8' 9" (3.81m into bay x 2.67m)

With French doors from the entrance hallway leading into the bay-fronted lounge having a radiator.

Dining Room

10' 8" x 11' 7" max (3.25m x 3.53m max)

Consisting of a feature fire place, a radiator and leading into the Conservatory.

Kitchen

8' 6" x 11' 6" (2.59m x 3.51m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include a gas hob with cooker hood over, a dishwasher and under counter fridge and freezer. With French doors leading to the Conservatory.

Conservatory

11' 1" max x 21' 8" (3.38m max x 6.60m)

With a radiator, tiled flooring, double glazed windows to side and rear elevations, French doors leading to the garden and a door to side elevation.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, a built-in cupboard and doors to all bedrooms and the family bathroom.

Master Bedroom

10' 6" x 12' 9" max (3.20m x 3.89m max)

Double bedroom having two fitted wardrobes, a radiator and two double glazed windows to front elevation.

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, a shaver point, a radiator and a double glazed window to front elevation.

Bedroom Two

8' 6" max x 7' (2.59m max x 2.13m)

With a fitted cupboard housing the central heating boiler and a double glazed window to rear elevation.

Bedroom Three

9' 6" x 7' (2.90m x 2.13m)

Having a fitted wardrobe, a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Private rear garden being mainly laid to lawn with a patio area. Fence enclosed with gated side access.

Garage

8' 1" x 17' 2" (2.46m x 5.23m)

Having power, light and an up and over door.

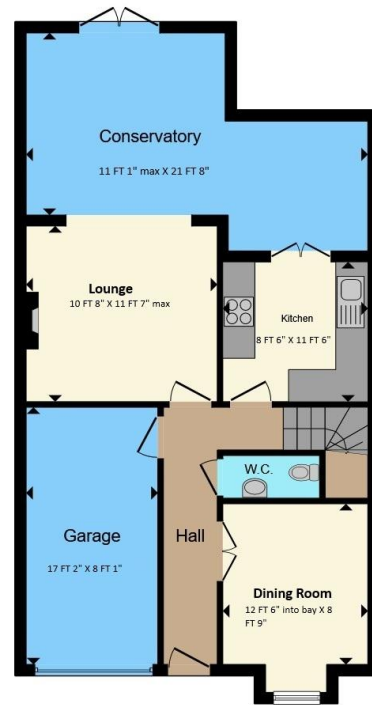
Driveway

Driveway to the front of the property providing off road parking for two cars.









Ground Floor



First Floor

Total floor area 119.2 m² (1,283 sq.ft.) approx

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



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 Band: E

Tenure: Freehold

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Property Ref: SPA314872 - 0003