



14 Cicero Approach

Warwick **CV34 6EA**

Offers Over £575,000

14 Cicero Approach

Heathcote

We are delighted to present to the market this spacious four bedroom family home situated on the popular Heathcote estate. The property is presented to a high standard. Briefly comprising: entrance hall, lounge, dining room, fitted kitchen, study, utility and downstairs cloakroom/WC. To the first floor is a spacious landing, master bedroom with en-suite, three further bedrooms and a family bathroom. The property also benefits from double garage, driveway and rear garden.

Call us today for more information or to book in an internal viewing.

LOCATION

Cicero Approach is conveniently set on the Heathcote estate, within close proximity of the shops, restaurants and schools in nearby Warwick (2.3 miles) and Leamington Spa (2.8 miles). There are a number of popular state and private, primary and secondary schools within a short drive of Cicero Approach, with Heathcote Primary School (0.5 miles) and Oakley School (1 mile) within walking distance, and Myton School (2.2 miles) and Warwick School (1.9 miles) a short drive away. Leamington Train Station (1.8 miles) and Warwick Parkway (3.8 miles) both provide direct services to London Marylebone (1 hour 23 minutes) and Birmingham train terminals (33 minutes). The motorway network is accessed via multiple junctions of the M40 and provides good access to London and the wider West Midlands.

GROUND FLOOR

ENTRANCE HALL

Featuring Amtico flooring, ceiling coving, doors off to adjacent rooms, stairs rising to the first floor.

LOUNGE

4.55m x 4.21m (14'11" x 13'9")

Amtico flooring, UPVC double glazed window to front elevation, central heating radiator, a log burner, TV point and a telephone point.

KITCHEN

4.55m x 3.29m (14'11" x 10'9")

Featuring a range of wall and base units, rolltop worksurfaces, inset sink unit with mixer tap, four ring gas hob, built-in oven, plumbing for dishwasher, tiling to splashback areas, double glazed window to rear, central heating radiator, UPVC patio door leading out to the rear garden and a door to:

DINING ROOM

3.78m x 3.29m (12'4" x 10'9")

Having a central heating radiator, double glazed sliding patio doors to rear garden and space for dining room furniture.

UTILITY

1.54m x 1.26m (5'0" x 4'1")

Plumbing and space for automatic washer/dryer, wall mounted boiler and tiled floor. The vendor has informed us that the boiler was replaced Spring 2025 (no evidence has been shown and any potential buyer will need to verify this via their chosen solicitors).

STUDY

2.09m x 2.06m (6'10" x 6'9")

UPVC double glazed window to front and central heating radiator.

FIRST FLOOR

LANDING

Doors off to adjacent bedrooms and bathroom, central heating radiator, loft access and double glazed UPVC window to front.

MASTER BEDROOM

4.59m x 4.24m (15'0" x 13'10")

Double glazed UPVC Juliet balcony to the front elevation, built-in wardrobes and cupboard with gloss frontage, central heating radiator and a double glazed UPVC window to the front.

EN-SUITE

2.25m x 1.47m (7'4" x 4'9")

Panelled bath with shower over, low level WC, wash hand basin set within vanity unit and part tiled walls.

Features

Spacious And Well Presented
Detached Family Home

Four Bedrooms - Master En-Suite

Two Reception Rooms And A Study

Lounge With A Log Burner

Fitted Kitchen

Family Bathroom

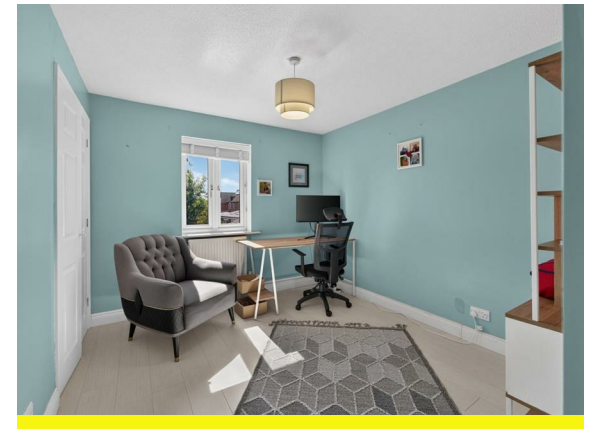
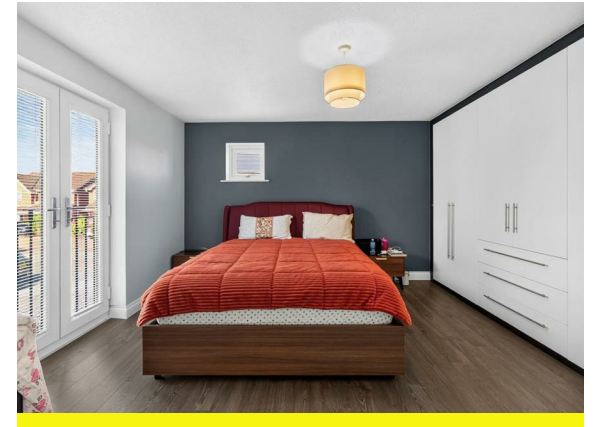
Large Corner Plot And Large Rear
Garden

Double Garage

Great Location

Off Road Parking





Floorplan

Internal Living Area 1,511sq ft / 140.37m2 (excluding garage)



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General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		