

CORIOLANUS SQUARE, HEATHCOTE

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FOR SALE



A superb four double bedroom detached family home built by Messrs Redrow Homes in 2001 to the 'Warwick' design on the Kings Meadow development in Heathcote. This greatly improved family home has a garage conversion for use as a play room/ dining room, a quartz fitted kitchen/diner with fully AEG & Bosch integrated appliances, bay-fronted living room, a utility and a guest WC. Four double bedrooms, a family bathroom and a stylish re-fitted en-suite. The rear garden has a large deck area and lawn- timber built bar, canopy pergola, purpose built garden office. The front has printed concrete parking for three cars. Located opposite the local shops, close to the park and positioned down a private drive.



It's in the details...

Entrance Hall

Entry via half double glazed door into hall, with under-stairs storage cupboard, A Tado smart thermostat, coving, a radiator, stairs leading off to the first floor, beautiful feature tiling to the floor and doors leading off to the:

Ground Floor WC

Having a uPVC double glazed obscure glazed window to the front elevation, a toilet, vanity wash hand basin, with a mixer tap, a radiator, beautiful feature tiling to the floor and modern feature panelling.



Living Room

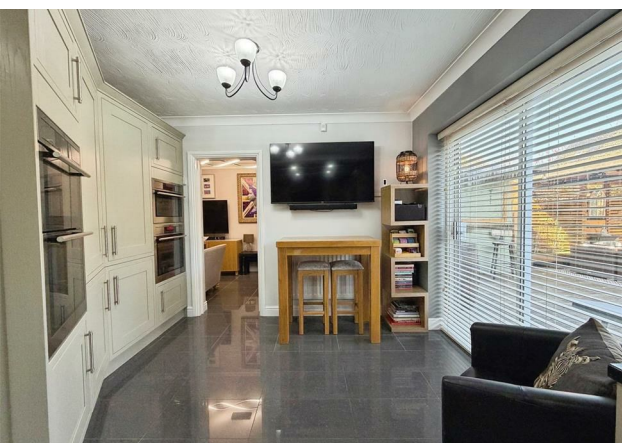
Well decorated with feature panelled walls, having a uPVC double glazed box bay window to the front elevation, two radiators, two light points and coving.

Kitchen / Diner

Having a uPVC double glazed window and uPVC double glazed French doors to the rear elevation, a range of newly installed wall, base and drawer units with Quartz work surface over, integrated Bosch dishwasher, integrated full height fridge and separate full height freezer, integrated self cleaning AEG double oven, AEG cooker, AEG probe & steam oven, AEG five ring gas hob with modern AEG glass extractor over, beautiful feature tiling to the floor, space for a table & chairs and doors off to:

Utility

Having a uPVC double obscure glazed door to the side elevation, work surface with space beneath and plumbing for a washing machine, with space beside for a tumble dryer, extractor, beautiful feature tiling to the floor and tiling to all splash prone areas. Baxi wall mounted boiler.



Playroom / Dining Room

Having a uPVC double glazed window to the rear elevation. Currently being used as a dining and cinema room but could quite easily be an additional bedroom, play room or even put back as a garage if required. Also has beautiful feature tiling to the floor, coving to ceiling, a radiator and extra electrical sockets added.

First Floor Landing

Having airing cupboard, access to the loft area with a pull down ladder and partially boarded for storage and doors leading off to the:

Master Bedroom

Having a uPVC double glazed window to the front elevation, a radiator, feature wallpaper, double built-in wardrobes and door leading off to the:

Re-Fitted En-Suite

Having a uPVC double obscure glazed window to the side elevation, black framed glass shower enclosure, with a power shower over, low level flush WC, heritage style vanity storage unit, with a wash hand basin and fitted black mixer tap, an extractor, a black plate towel radiator and being fully tiled.



Bedroom Two

Having a uPVC double glazed window overlooking the rear garden, contrasted painted walls, a radiator and feature panelling.

Bedroom Three

Having a uPVC double glazed window and a radiator. Currently being used as a gym.



Bedroom Four
Having two uPVC double glazed windows to the front elevation, radiator and laminate flooring.

Bathroom
Having a uPVC double obscure glazed window to the rear elevation, modern white suite comprising of low level flush WC, panel bath with shower screen & Triton power shower over, pedestal wash hand basin, extractor and tiling to all splash prone areas. Quartz tiled floor and heated mirror with an electric shaver point.

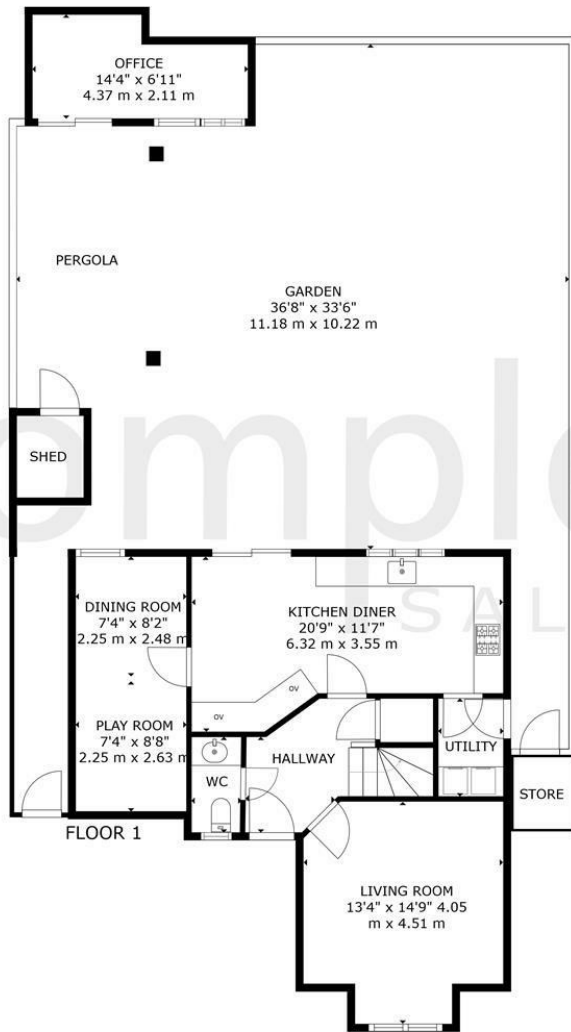
Rear Garden
Laid mainly to lawn with planted borders and full width decking with inset modern lighting, a timber built bar, canopy pergola, outside garden office and pedestrian gate access leading to the front elevation. There are 4 external 240 volt outdoor sockets in the garden.

Outside Office
Composite timber effect front clad garden office with an EPDM rubber roof, flush casement double glazed windows and French doors to the garden. Insulated (SIP panels) 150mm roof & 100mm floor & walls, with power and lighting.

Frontage
The front being double width drive and printed concrete off road parking for three family cars, timber pedestrian gates to each side of the property that lead to the rear garden area.

Location
Located at the Redrow Kings Meadow development, within the favourable Heathcote/Warwick Gates area of Warwick and set down a private drive, this property is well placed to take advantage of the close road networks. There are amenities within Heathcote/Warwick Gates including doctors, food outlets, supermarkets and public house.



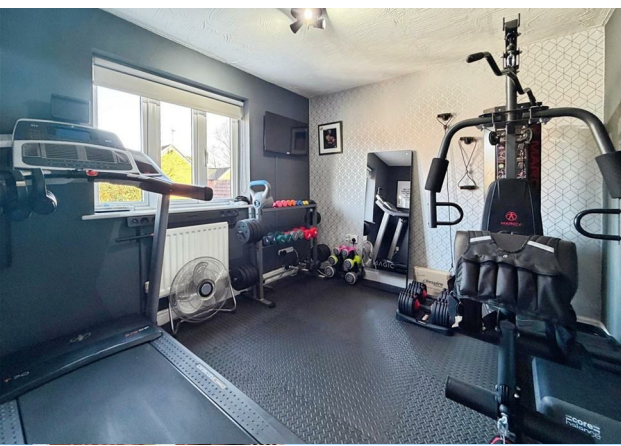


GROSS INTERNAL AREA
FLOOR 1: 771 sq. ft, 71 m², FLOOR 2 655 sq. ft, 60 m²
TOTAL : 1,426 sq. ft, 131 m²

EXCLUDED AREAS : GARDEN: 1,163 sq. ft, 108 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



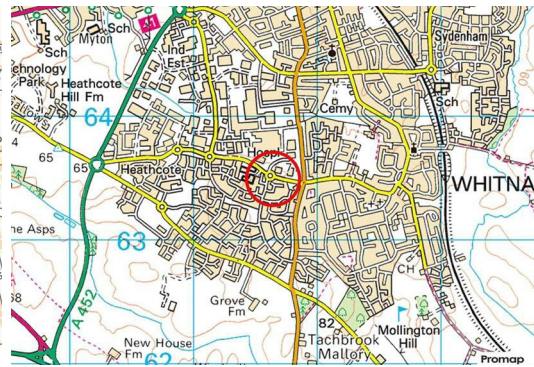
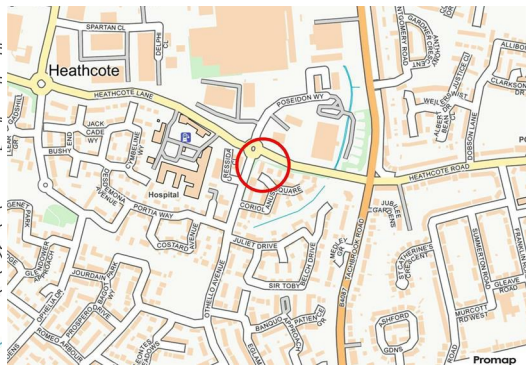
The Leamington Property Expert



Close by is the Shires retail park and also Leamington Spa town centre itself with its array of boutiques style shops, restaurants and cafes and also beautiful parks. The train station is only a short drive from the property and has regular trains to Birmingham and London stations. Local Schools are the ne Oakley School and Myton, with also several primary schools.



- Redrow 'Warwick' Design
- Kings Meadow development
- Converted Garage- Reception
- Bay Fronted Lounge
- Landscaped Garden
- 2001 Detached
- Four Double Bedrooms
- Kitchen Diner
- Utility & Guest WC
- Garden Office



CORIOLANUS SQUARE, WARWICK

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

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		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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