



**Connells**

Miranda Drive  
Heathcote Warwick



## Property Description

Situated within the highly sought-after Warwick Gates development, this impressive four bedroom detached home offers versatile and spacious accommodation, making it an ideal family property in a popular and well-connected location.

The ground floor comprises a welcoming entrance hallway, a bay-fronted lounge providing a bright and comfortable living space, a separate dining room, and an open-plan breakfast kitchen ideal for modern family living and entertaining. Further benefits include a convenient cloakroom and a converted garage, creating an additional reception room suitable for a home office, playroom or snug.

Upstairs, the property boasts four well proportioned bedrooms, including two with en-suite facilities and two bedrooms benefit from fitted wardrobes. A well-appointed family bathroom completes the first floor accommodation.

Externally, the property enjoys a private, landscaped rear garden, a driveway providing off-road parking, and a useful storage area retained behind the original garage door. Early viewing is highly recommended to fully appreciate the space, flexibility and location this excellent family home has to offer.

## Approach

The property is set back from the road behind the driveway and landscaped fore garden.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator, French doors to the lounge and doors to the cloakroom and additional reception room/study.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a fitted towel rail.

## Lounge

19' 4" max into bay x 12' 4" plus alcove ( 5.89m max into bay x 3.76m plus alcove )

Generously sized, light and airy, bay-fronted lounge consisting of two radiators, two double glazed windows to side elevation, a bay window to front elevation and French doors leading to the dining room.

## Dining Room

9' 4" x 10' 8" ( 2.84m x 3.25m )

Having a radiator, double glazed sliding patio door leading to the garden and a door to the kitchen.

## Breakfast Kitchen

9' 9" x 17' 4" ( 2.97m x 5.28m )

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated double electric oven and an electric hob with cooker hood over, whilst providing space for a washing machine, dishwasher and a fridge/freezer. Comprising radiator, a double glazed window to rear elevation and French doors leading out to the

garden.

## Reception/Family Room

16' 10" x 8' 2" ( 5.13m x 2.49m )

Excellent additional reception room ideal as a study or playroom with two radiators, a double glazed window to side elevation and a door to side elevation.

## First Floor

### Landing

The stairs lead from the entrance hallway. There is an airing cupboard housing the hot water tank, access to the boarded loft via a ladder and doors to all bedrooms and the family bathroom.

### Master Bedroom

14' 9" max x 11' 7" ( 4.50m max x 3.53m )

Double bedroom having a radiator, a double glazed window to front elevation and a door to;

### En-Suite

Modern three piece suite fitted with his and hers wash hand basins with vanity units, a double shower and a low level W/C. Having partly tiled walls, a fitted towel rail, ceiling spotlights, an extractor fan and two double glazed windows to front elevation.

### Bedroom Two

12' 1" x 11' 3" max ( 3.68m x 3.43m max )

Double bedroom benefitting from two fitted wardrobes, a radiator, a double glazed window to rear elevation and a door to;

### En-Suite

Modern three piece suite fitted with a wash hand basin, a shower cubicle and a low level W/C. Having partly tiled walls, a radiator,

ceiling spotlights and a double glazed window to side elevation.

### Bedroom Three

7' 8" x 8' 7" ( 2.34m x 2.62m )

Having a built-in wardrobe, a radiator and a double glazed window to rear elevation.

### Bedroom Four

7' 6" x 8' 5" ( 2.29m x 2.57m )

With a radiator and a double glazed window to rear elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, corner bath and a low level W/C. Having partly tiled walls, tiled flooring, ceiling spotlights a fitted towel rail and a double glazed window to side elevation.

### Outside

### Rear Garden

Good size mature rear garden being mainly laid to lawn and fence enclosed, with a patio area.

### Parking

Driveway providing off road parking for two cars.

### Store

5' 1" x 7' 7" ( 1.55m x 2.31m )

Housing the central heating boiler and having power, light and an up and over door.

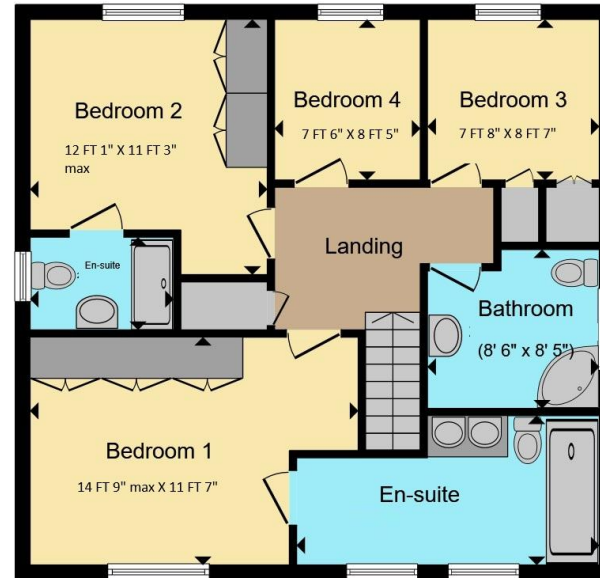








**Ground Floor**



**First Floor**

Total floor area 136.7 m<sup>2</sup> (1,471 sq.ft.) approx

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EPC Rating: C Council Tax Band: F

Tenure: Freehold

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