

FOR SALE



Glendower Approach, Heathcote, Warwick

4 Bedroom, 2 Bathroom, Detached House

£550,000

MARTIN&CO



Step inside this beautifully presented four-bedroom detached home and you'll immediately appreciate the perfect balance of style and practicality throughout.

- Four bedroom detached house
- Open plan kitchen living room
- Downstairs cloakroom
- Primary bedroom with en-suite
- Private rear garden
- Garage
- Substantial off road parking

The heart of the home is the impressive open-plan kitchen, dining, and living space. The fully equipped kitchen features a central island with an integrated hob-ideal for both everyday living and entertaining-while the layout flows effortlessly into the stunning rear garden, creating a bright and sociable environment. To the front of the property, a separate living room provides a more intimate setting, perfect for relaxing evenings. The ground floor also benefits from a convenient utility room and cloakroom.

Upstairs, you'll find four generously proportioned bedrooms. The primary bedroom enjoys the added luxury of an ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property offers ample off-road parking to the front, along with a garage to the side. The rear garden is fully enclosed, featuring a well-maintained lawn and a paved patio area-ideal for outdoor dining and entertaining.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY

8' 3" x 6' 5" (2.51m x 1.97m)

KITCHEN LIVING DINING ROOM

21' 6" x 15' 1" (6.55m x 4.6m)

UTILITY ROOM

6' 5" x 4' 9" (1.96m x 1.45m)

LIVING ROOM

10' 11" x 8' 6" (3.33m x 2.59m)

CLOAKROOM

5' 1" x 3' 2" (1.55m x 0.97m)



LANDING

12' 10" x 2' 9" (3.91m x 0.84m)

BEDROOM

9' 11" x 9' 11" (3.02m x 3.02m)

ENSUITE

6' 4" x 4' 9" (1.93m x 1.45m)

BEDROOM

9' 0" x 8' 11" (2.74m x 2.72m)

BEDROOM

9' 7" x 7' 10" (2.92m x 2.39m)

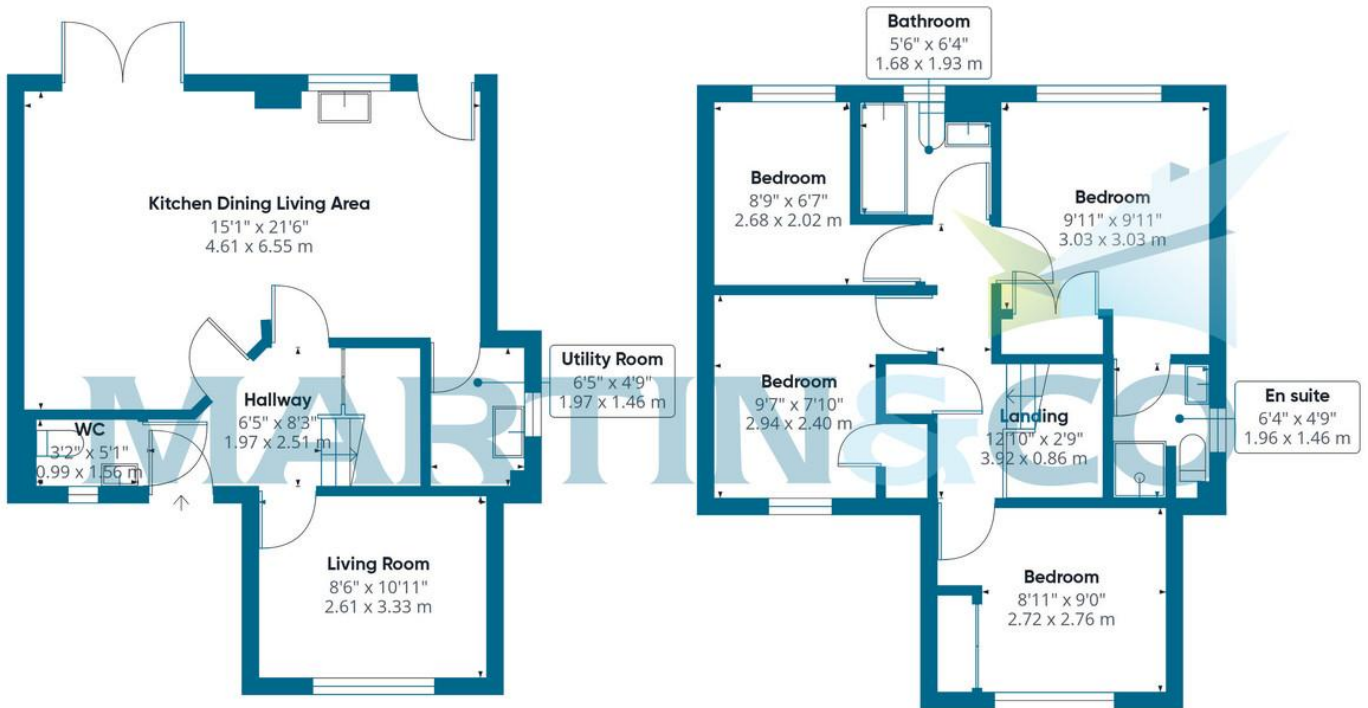
BEDROOM

8' 9" x 6' 7" (2.67m x 2.01m)

BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)





Approximate total area

983 ft²
91.3 m²

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