



Connells

Miranda Drive
Heathcote Warwick

Miranda Drive Heathcote Warwick CV34 6FE

for sale
£550,000



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 a 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

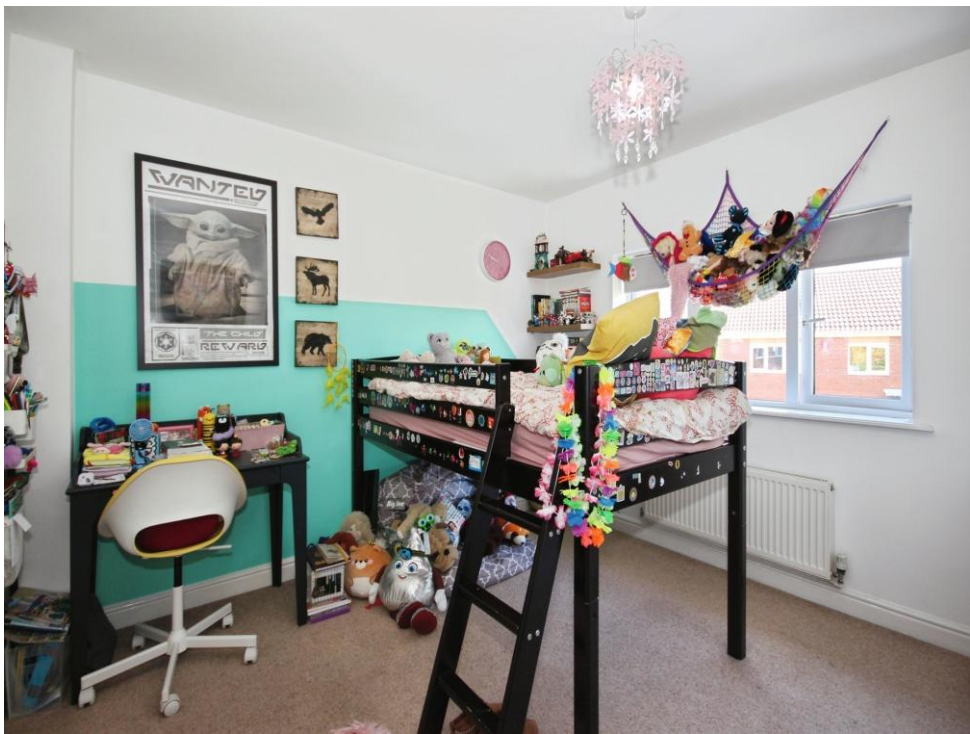
5' 1" x 7' 7" (1.55m x 2.31m)

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

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

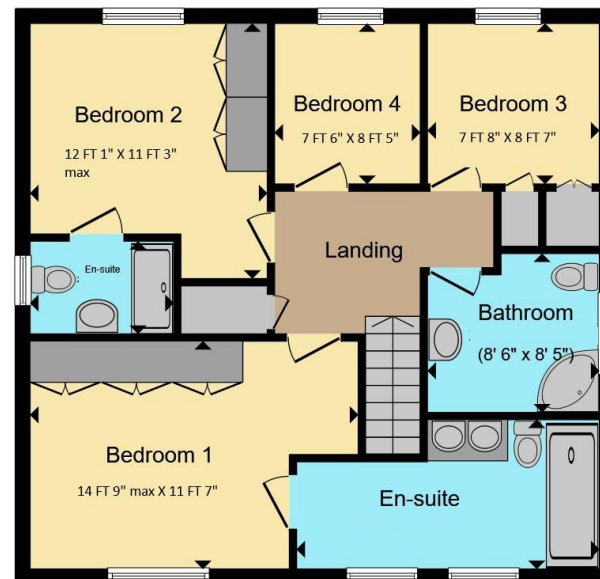








Ground Floor



First Floor

Total floor area 136.7 m² (1,471 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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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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