



**Connells**

Cordelia Green  
Heathcote Warwick

# Cordelia Green Heathcote Warwick CV34 6XE

for sale offers over  
**£475,000**



## Property Description

Luxurious four bedroom detached home in Warwick Gates!

This stunning four bedroom detached property has been extensively extended and extensively modernised by the current vendors in 2021, offering spacious accommodation and modern luxury.

### Ground floor

Stunning open plan kitchen living dining area with lantern roof, perfect for family living and entertaining.

New Howdens kitchen fitted in 2021 complete with a sleek and modern design.

Garage conversion creating the fourth bedroom and additional downstairs shower room.

Formal dining room, perfect special occasions and family gatherings.

Cloakroom, providing a practical and convenient space for guests.

Underfloor heating in the hallway and kitchen living dining room, en-suite and bathroom ensuring a comfortable living space.

### First floor

Three bedrooms all with fitted wardrobes, offering ample storage.

Master bedroom with ensuite shower room providing a luxurious and relaxing space .

Modern family bathroom complete with modern fixtures and fittings.

### Additional features

Engineered oak flooring throughout, adding warmth and sophistication to the property.

### External features

Mature landscaped rear garden perfect for outdoor relaxation or entertaining.

Generous driveway parking for four cars, providing ample space for family and guests.

This exceptional property offers a fantastic opportunity to own a luxurious and modernised home in the sought after Warwick Gates!

## Location

Warwick Gates is a well established residential area ideally located within walking distance of a variety of every day essentials and family friendly amenities. Residents enjoy easy access to a large open green space with a children's play area. Families are well catered for with the Busy Bees Nursery (outstanding Ofsted) just a short stroll away and highly regarded local schools including Heathcote Primary, Oakley School and Myton School all close by, making the school run convenient and stress-free!

For health and well being, the Nuffield Health & Fitness Centre is within walking distance and the Warwick Gates Family Health Centre, local chemist and Coop provide everyday healthcare and shopping essentials on the development. For food lovers there is also a variety of take away's within easy reach and the community is further enriched by Heathcote Parish Church and the Heathcote Community Centre.

## Approach

The property is set back from the road behind the generous driveway leading to the front entrance.

## Entrance Hallway

Welcoming entrance hallway with engineered oak flooring and underfloor heating, doors off to the forth bedroom, cloakroom and French doors to the dining room and open plan kitchen lounge diner.

## Dining Room

8' 10" x 9' 10" ( 2.69m x 3.00m )

Light and airy dining room consisting of engineered oak flooring, a radiator and a double glazed bay window to front elevation.

## Fourth Bedroom

11' 8" x 7' 10" max ( 3.56m x 2.39m max )

Spacious double bedroom having engineered oak flooring, a radiator and a double glazed window to front elevation.

### Downstairs Shower Room

Modern three piece suite, fitted with a wash hand basin with vanity unit, double shower, a low level W/C, fully tiled walls and a fitted towel rail.

### Open Plan Kitchen Living Diner

24' 1" x 19' 4" ( 7.34m x 5.89m )

Newly fitted (2021) Howdens kitchen with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, a dishwasher, full height fridge, full height freezer. Housing the gas central heating boiler which was fitted in 2021 and comprising space for two washer/dryers. Boasting engineered oak flooring, underfloor heating, ceiling spotlights, a triple glazed lantern roof flooding the room with natural light, a triple glazed window and French doors to the rear elevation.

### First Floor Landing

The stairs lead from the entrance hallway, having engineered oak flooring, a built-in cupboard, a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

### Master Bedroom

13' max x 10' 5" to wardrobes ( 3.96m max x 3.17m to wardrobes )

Double bedroom having two fitted wardrobes, engineered oak flooring, a radiator, two double glazed windows to front elevation and a door to;

### En-Suite

Modern white three piece suite fitted in 2021, comprising a wash hand basin, a double shower and a low level W/C with concealed cistern. Having fully tiled walls, a shaver point, underfloor heating, ceiling spotlights, a fitted towel rail and a double glazed window to front elevation.

### Bedroom Two

9' max x 9' 7" ( 2.74m max x 2.92m )

Comprising fitted wardrobes, engineered oak flooring, a radiator and a double glazed window to rear elevation.

### Bedroom Three

8' 7" x 7' ( 2.62m x 2.13m )

Having a fitted cupboard, engineered oak flooring, a radiator and a double glazed window to rear elevation.

### Bathroom

Newly fitted in 2021 with a white three piece suite consisting of a wash hand basin, bath with mixer taps and shower over and a W/C with concealed cistern. Having fully tiled walls, underfloor heating , ceiling spotlights, an extractor fan, a fitted towel rail and a double glazed window to rear elevation.

### Rear Garden

Beautifully maintained garden being mainly laid to lawn with planted borders. Being fence enclosed, with a patio area and gated side access,

### Parking

Generous driveway allowing parking for four cars.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

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