



## 6 Dogberry Way

Heathcote, Warwick, CV34

Asking Price £434,950



This lovely three-bedroom detached home features a front-aspect lounge with a bow window and feature fireplace, leading to a rear kitchen-diner with French doors.

The first floor hosts a family bathroom and three bedrooms, including a master with an en suite, both benefits from bright Velux skylights. Outside, a south-facing rear garden gives access to a detached garage with a double tandem driveway, while the front garden wraps around the property.

Ideally located, the home offers excellent access to local schools, amenities, bus routes, the train station, and major links including the A46, M40, and Fosse Way.



#### Draft

The details are draft

#### Entrance Hall

Entered via double glazed door; stairs to 1st floor; doors opening to:

#### Cloakroom

2 piece suite comprising low level WC; pedestal wash hand basin; radiator,

#### Lounge

17 x 11'8

UPVc Double Glazed Bow window to the front and UPVc double glazed window to side. Feature fire place, radiators

#### Kitchen Diner

17' x 9'10 (5.18m x 3.00m)

French doors and single door to rear, modern kitchen with range of eye and base level units and drawers with ample work surface, centre island, single bowl single drainer sink unit with mixer taps; gas hob with an electric oven built under with extractor hood; tiling; power points; space for fridge n freezer, radiator. Dining arear a space for a table and chairs

#### Utility Room

work surface, plumbing for automatic washing machine, space for a 2nd appliance, wall mounted gas boiler, electric consumer unit

#### Landing

spacious return landing, bult in storage cupboards doors to

#### Bedroom 1

11'2 x 11'8 (3.40m x 3.56m)

UPVc double glassed window to front, built in double wardrobes, radiator, door to :-

#### En Suite

Velux sky window, 3cPeice suite comprising a wash hand basin, low level wc, double shower cubical. radiator

#### Bedroom 2

10' x 9'10 (3.05m x 3.00m)

UPVc double glassed window to front, radiator,

#### Bedroom 3

9'10 x 6'8 (3.00m x 2.03m)

UPVc double glassed window to rear radiator,

#### Bathroom

Velux sky window, 3cPeice suite comprising a wash hand basin, low level wc, panelled bath with shower over.. radiator

#### Detached Garaare

Power & lighting side door, up and over door.

#### Front

Double tandem drive lead to a single garage to the right, then to the left a path to the front.

#### Rear

laid to lawn, patio area , access to side of garage

#### Garage

This would make a great project garage being detached and set in the garden. double tandem drive



### Road Map



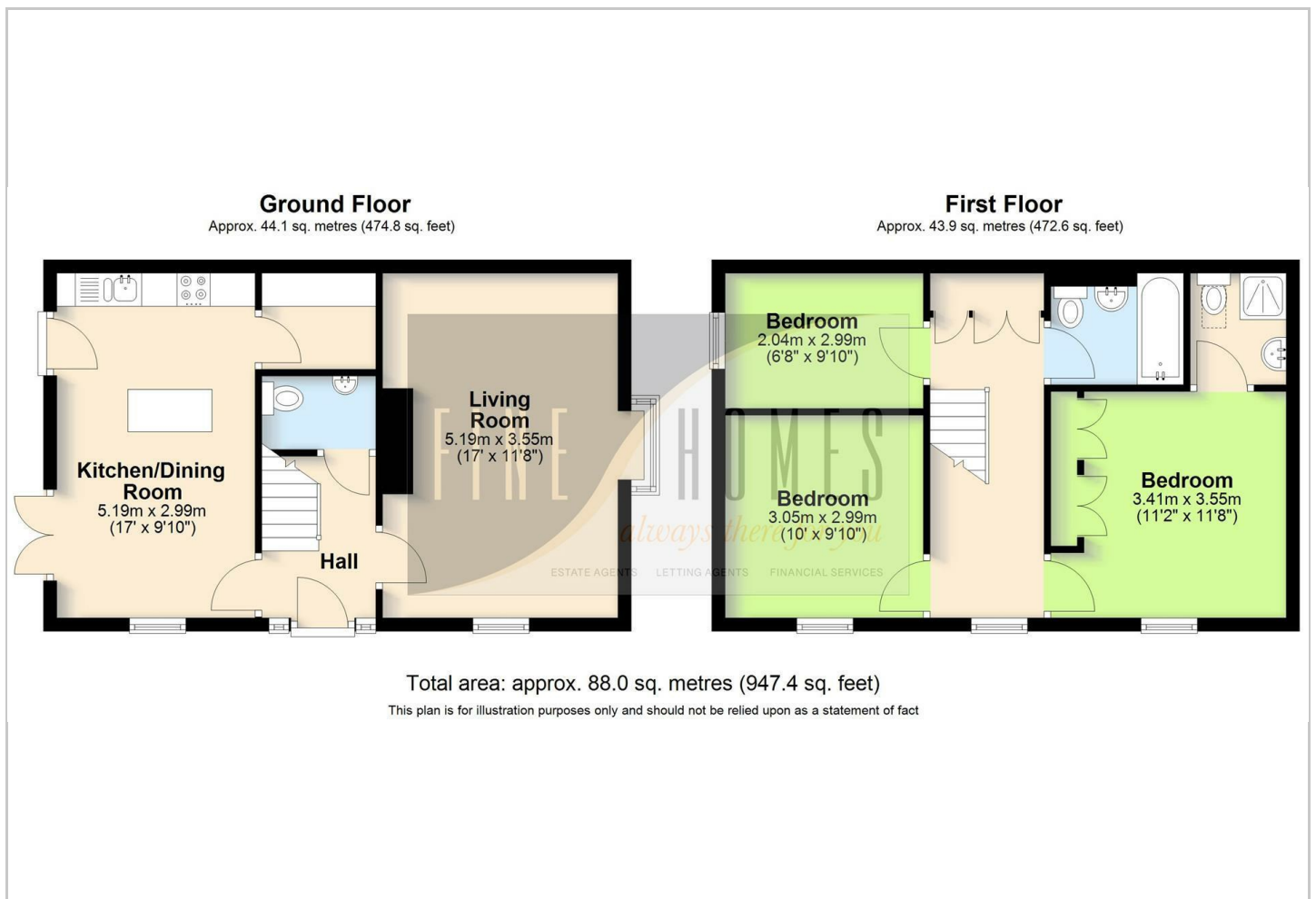
### Hybrid Map



### Terrain Map



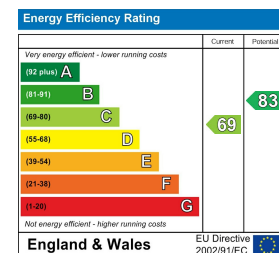
### Floor Plan



### Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



4 Cressida Close Warwick Gates Heathcote Warwick CV34 6DZ T. 01926 888838 F. 01926 885368 E. info@finehomes.org.uk [www.finehomes.org.uk](http://www.finehomes.org.uk)

Abco Properties Ltd trading as Fine Homes. Registered Office: Bank Gallery High Street Kenilworth Warwickshire CV8 1LY Registered No. 0529067 VAT No. 854905011

Whilst every effort has been made to ensure their accuracy, Fine Homes Estate Agents do not accept any errors in these details, nor do they constitute a contract. These details are issued on condition that all negotiations are conducted via Fine Homes Estate Agents