



8 Juliet Drive

Heathcote, Warwick, CV34

Asking Price £564,950



This superb four-bedroom detached family home is spread over three floors, featuring a welcoming entrance hall and a bright, open-plan kitchen-breakfast room that opens onto a south-facing garden.

The first floor offers a versatile dual-aspect lounge, a master suite with a dressing area and en-suite, a third bedroom, and a stylish four-piece family bathroom with a feature arched window.

The top floor serves as an ideal "den" with two additional double bedrooms, both including built-in wardrobes and a shared shower room. Complete with an integral garage, driveway parking, and a landscaped rear garden, it is perfectly located for schools, transport links, and local amenities.



Draft

Front

Driveway providing parking for two vehicles, leading to the integral garage, with side access to the rear garden.

Entrance Hall

21'6 x 7'7 (6.55m x 2.31m)

Via casement door, in to a very healthy sized hall way. UPVC Double window to side,, Stairs to the 1st floor, with a store cupboard, doors to

Dining/ Sitting room

10'9 x 10'x 10 (3.28m x 3.05mx 3.05m)

UPVC double-glazed window to the front.

Family Room/ Kitchen Diner

12'2 x 12'6 (3.71m x 3.81m)

UPVC double-glazed window to the rear, opening into a spacious open-plan family kitchen and breakfast area.

Kitchen Breakfast

18'2 x 10'11 (5.54m x 3.33m)

UPVC double-glazed French doors to the rear garden. Fitted with a range of eye and base level units with ample work surfaces and designated breakfast area.

rear hall.

Door to the side, with access to:

WC

5'11 x 3'2 (1.80m x 0.97m)

UPVC double-glazed window to the side. Suite comprising low-level WC and wash hand basin.

Utility room

5'11 x 5'2 (1.80m x 1.57m)

UPVC double-glazed window to the rear. Work surface with plumbing for a washing machine, space for a tumble dryer, and sink.

Landing 1sr Flr

Stairs to the second floor and doors to:

Lounge

15'11 x 11'3 (4.85m x 3.43m)

UPVC double-glazed windows to the front and side.

Bedroom 1

15'4 x 9'9 (4.67m x 2.97m)

Two UPVC double-glazed windows to the rear, leading to:

Bedroom 1 Dressing Area

9'2 x 4'7 (2.79m x 1.40m)

Fitted wardrobes.

En Suite

9'2 x 6'3 (2.79m x 1.91m)

UPVC double-glazed window to the rear. Four-piece suite comprising low-level WC, wash hand basin, panelled bath, and separate shower.

Bedroom 3

15'3x 7'9 (4.65mx 2.36m)

Feature arched UPVC double-glazed window to the front. Four-piece suite comprising low-level WC, wash hand basin, panelled bath, and separate shower.

Family Bathroom 1st fl

9'7 x 6'9 (2.92m x 2.06m)

Feature arched UPVC double-glazed window to the front. Four-piece suite comprising low-level WC, wash hand basin, panelled bath, and separate shower.

landing 2nd Fl

Airing Cupboard, Doors to

Bedroom 2

14'11 x 12' (4.55m x 3.66m)

UPVC double-glazed window to the front. Built-in wardrobes.

bedroom 4

15'11 x 11'3 (4.85m x 3.43m)

UPVC double-glazed window to the front. Built-in wardrobes.

Bathroom

8'2 x 8' (2.49m x 2.44m)

UPVC double-glazed window to the rear. Four-piece suite comprising low-level WC, wash hand basin, panelled bath, and separate shower.

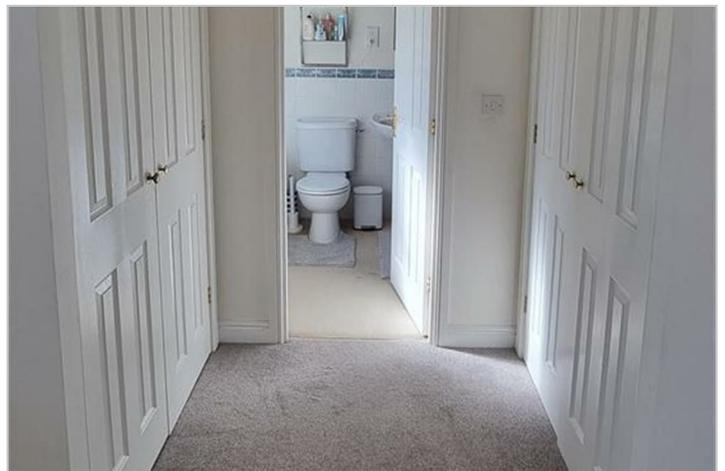
Garage

17'3 x 8 (5.26m x 2.44m)

Up-and-over door, with power and lighting, and side access door.

Rear South facing

A well-established south-facing garden, mainly laid to lawn, with a patio area featuring a pergola and a variety of mature shrubs and trees.



Road Map



Hybrid Map



Terrain Map



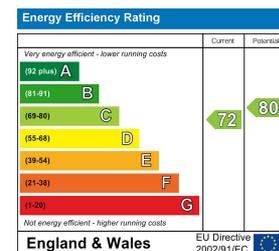
Floor Plan



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



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