



JULIET DRIVE, HEATHCOTE

complete ●●●  
SALES & LETTINGS



A spacious versatile home, with five double bedrooms, three bathrooms set over three floors and a South facing rear garden"



A spacious three storey detached property built in 2001 by Morris Homes in Heathcote. This large family home comprises; wide entrance hall, sitting room, family/kitchen/diner, utility, guest WC, five double bedrooms (one is used as a first floor lounge) three bathrooms and a benefits from a landscaped rear garden, garage and off road parking. This home is offered no chain and is in the Myton School Catchment, there is close shops and plenty of green areas.



To view the virtual tour & 3D model use-  
<https://my.matterport.com/show/?m=4tBAa9KGKQ2>  
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#### Description

##### Entrance Hall

Door leads into the spacious entrance hall, with coconut matting, dark stained oak flooring, uPVC double glazed window to the side, carpeted staircase leads to the first floor, under-stairs storage cupboard and a wall mounted radiator. Coving, two light points, Nest heating thermostat, and solid doors lead to the study/sitting room and kitchen family diner.

##### Study/Sitting Room

An electric fireplace with oak surround, uPVC double glazed window to the front, a wall mounted radiator and coving to the ceiling.



##### Family Kitchen Diner

With a continuation of the dark stained oak flooring, a uPVC double glazed window to the rear elevation, uPVC double glazed French doors to the garden. There is a wall mounted radiator and door to the utility area. The kitchen diner is separated by slate flooring. There is a stylish cream kitchen, with chrome handles and granite worktops, 1 & 1/2 bowl ceramic sink with drainer and mixer tap. Space for a gas range style cooker, there is a fitted extractor over, under-counter lighting, stylish brick tiling, fitted bin housing, fitted dishwasher, space for an upright fridge freezer, breakfast bar, and a wall mounted radiator.

##### Rear corridor

Tiled flooring, half uPVC double glazed door to the side passage, open doorway to utility and door to guest toilet.

##### Utility

With a continuation of the tiled flooring, cupboard with worktops and single bowl sink with drainer, space and plumbing for washing machine, space for a dryer, tiled splash-back, uPVC double glazed window, extractor and a refitted Worcester gas boiler.



##### Guest WC

With a continuation of the tiled flooring, corner sink with mixer tap, radiator, toilet, and a uPVC double glazed window with tiled shelf.

##### First Floor Landing

Spacious gallery landing, with carpeted staircase rising to the second floor, wall mounted radiator, solid door through to the two bedrooms, bathroom and first floor living room/bedroom.

##### Bedroom one

Very spacious master suite with laminate flooring, two uPVC double glazed windows, two wall mounted radiators, arch through to the dressing area with two sets of double wardrobes and a door through to the en-suite bathroom.

##### En-suite

White suite comprising of a bath, pedestal hand-wash basin with chrome mixer tap, toilet, glass walk-in shower enclosure with granite style panelling, thermostatic shower, chrome towel radiator, a uPVC double glazed window to the rear elevation, half tiled walls and down-lights and extractor.



##### Bedroom Two/Living Room

A very spacious room with three uPVC double glazed windows, radiator, feature gas fireplace with oak surround & marble hearth and back plate. Coving.

##### Bedroom three

Double bedroom with UPVC double glaze window to the front elevation, wall mounted radiator and ample space for wardrobes and drawers.

##### Bathroom



Re-fitted bathroom, with a contemporary white suite comprising: A deep bath with bi-folding shower screen, mono-bloc chrome mixer tap, monobloc chrome thermostatic rain-head shower with handheld attachment, concealed waste toilet with vanity unit, modern chrome towel radiator with two column white panelling, LED mirror, floating vanity storage unit with worktop, surface mounted sink and surface mounted chrome mono-bloc mixer tap. There is timber effect vinyl flooring, a feature uPVC double glazed arched window, extractor, down-lights, stylish half wall tiling with beautiful Mosaic stoned borders.

#### Second Floor Landing

With doors to the bedrooms and Jack-n-Jill Bath Room

#### Bedroom Four

A huge bedroom with a uPVC double glazed window to the front, two radiators, three fitted wardrobes, door through to Jack-n-Jill bathroom.

#### Jack-N-Jill Bath Room

With bath, toilet and sink. Door to the landing.

#### Bedroom Five

Very spacious bedroom with fitted wardrobes, uPVC double glaze window and the radiator.

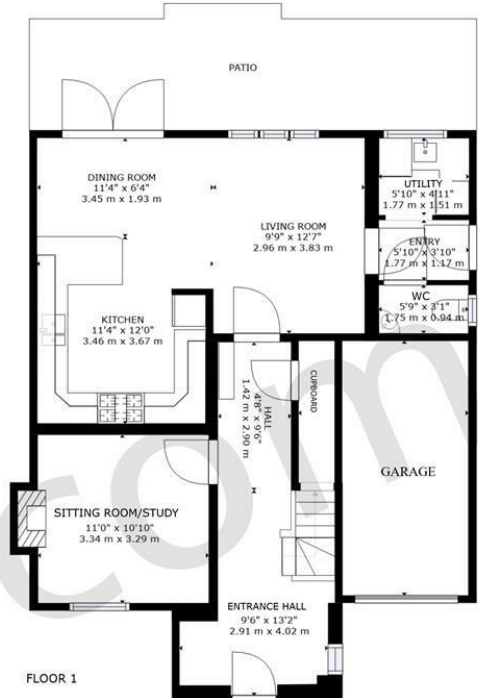
#### Rear Garden

An attractive a South facing garden with a large area of patio that runs down the side of property with gate to the front and half glazed door to the garage. There is black and rustic retain sleepers, lawn with raised sleeper bedding, stocked with small plants bushes and flowers. Space for a shed, and a deep bedding border with planting and flowers. Wall lighting.

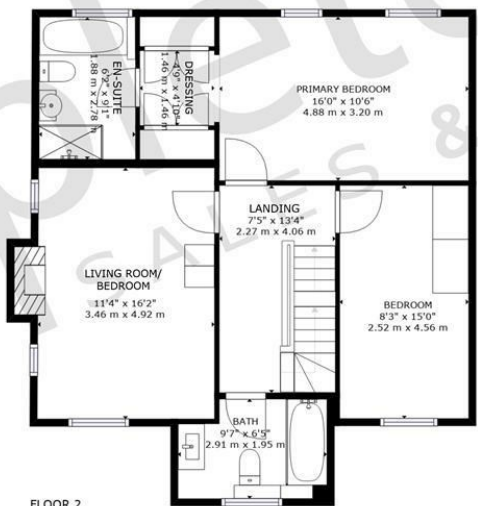
#### Garage & Drive

Integral garage up-and-over door, half glazed door to side passage, power and lighting.

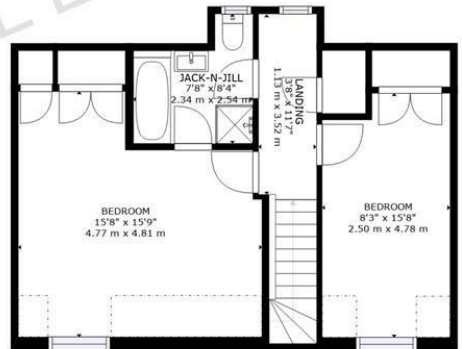




FLOOR 1



FLOOR 2



FLOOR 3

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**GROSS INTERNAL AREA**  
**FLOOR 1:** 713 sq. ft, 66 m<sup>2</sup>, **FLOOR 2:** 770 sq. ft, 72 m<sup>2</sup>  
**FLOOR 3:** 485 sq. ft, 45 m<sup>2</sup>, **EXCLUDED AREAS:**  
**GARAGE:** 158 sq. ft, 15 m<sup>2</sup>, **PATIO:** 214 sq. ft, 20 m<sup>2</sup>  
**REDUCED HEADROOM BELOW 1.5M:** 42 sq. ft, 4 m<sup>2</sup>  
**TOTAL:** 1968 sq. ft, 183 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cobbled drive for parking 2/3 cars.

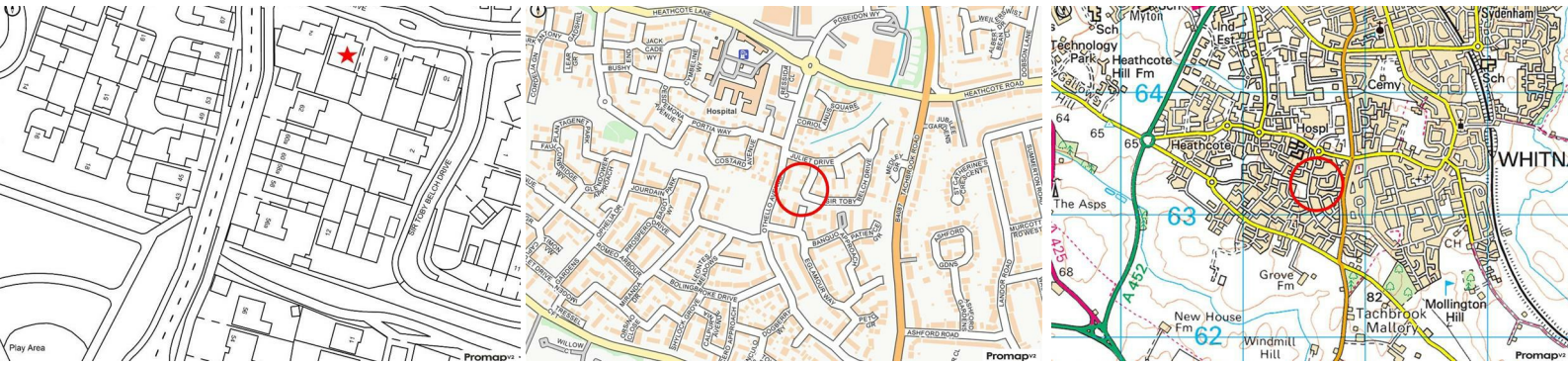
**Location**

Set within the favourable Heathcote/Warwick Gates development, this property is well placed to take advantage of the close road networks. There are amenities within Warwick Gates including doctors, food outlets, supermarkets and public house. Close by there is also the Shires retail park and also Leamington Spa town centre itself with its array of boutiques style shops, restaurants and cafes and also beautiful parks. The property is in 4 good school catchments including Myton School. The train station is only a short drive from the property and has regular trains to Birmingham and London stations.



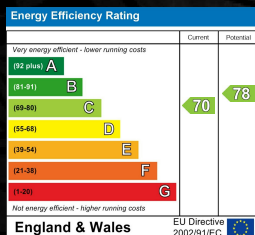


- Spacious Detached
- Sitting Room
- Utility & Guest WC
- Landscaped Rear Garden
- Integral Garage
- Five Bedrooms
- Family/Kitchen/Diner
- Three Bathrooms
- Block Paved Parking
- Offered No Chain



## JULIET DRIVE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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