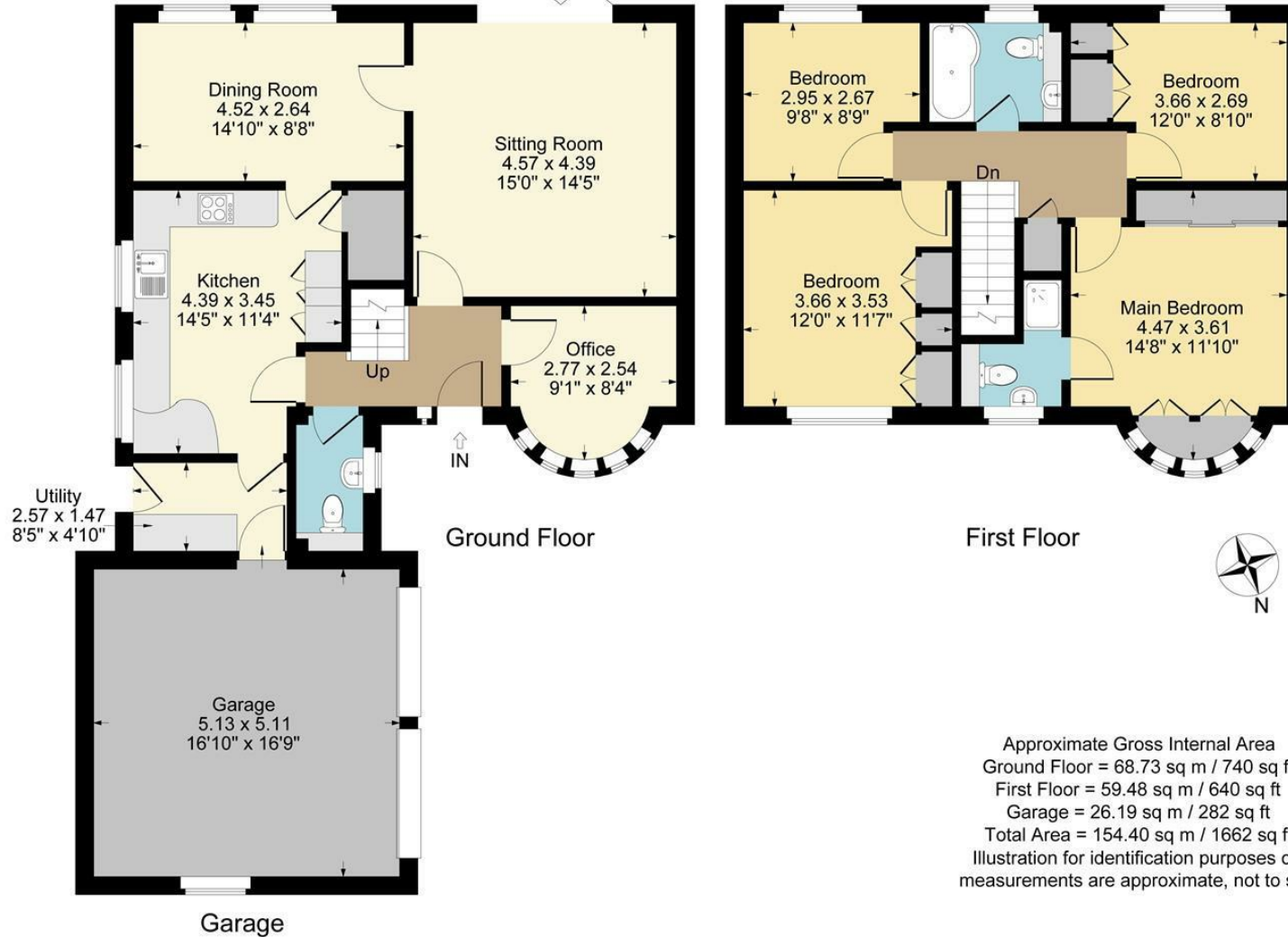


Peter Clarke



37 Jourdain Park, Heathcote, Warwick, CV34 6FJ

37 Jourdain Park, Heathcote



Approximate Gross Internal Area
Ground Floor = 68.73 sq m / 740 sq ft
First Floor = 59.48 sq m / 640 sq ft
Garage = 26.19 sq m / 282 sq ft
Total Area = 154.40 sq m / 1662 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- A much improved and beautifully present family home
- Quiet end of cul-de-sac location
- Overlooking green space
- Three reception rooms
- Fully fitted kitchen with breakfast area
- Four bedrooms, Family Bathroom and En-Suite Shower Room
- Well maintained private walled garden
- Double garage and driveway parking
- 16 Freehold solar panels - which generate an income
- All of the window, fascias, soffits and external doors recently replaced



Offers Over £600,000

Situated on a quiet corner plot within the highly sought-after Warwick Gates development, overlooking attractive green space and falling within excellent school catchments, this beautifully presented home offers spacious and versatile accommodation throughout. Having been extensively improved by the current owners who have created a stylish, move-in-ready family home.

The ground floor comprises: entrance hallway, a study ideal for home working, downstairs WC, a generous sized lounge, separate dining room, and a superb breakfast kitchen finished to a high standard. A separate utility room provides additional practicality and offers access to the double garage. On the first floor : An impressive principal bedroom with fitted wardrobes and a modern en suite shower room. There is a second double bedroom with fitted wardrobes, two further well-proportioned double bedrooms, and a contemporary family bathroom complete with shower over the bath.

Further benefits include the addition of solar panels, enhancing the home's energy efficiency and helping to reduce running costs as well as providing an income.

Externally, the property boasts a double garage and driveway to the front. To the rear is a beautifully maintained, south-facing walled garden, mainly laid to lawn with patio areas – ideal for outdoor entertaining, relaxing in the sun, and family enjoyment.

HALLWAY

OFFICE

Having a curved bay window to the front.

SITTING ROOM

A beautiful light room with bi-fold doors leading to the rear garden. Door leading to:

DINING ROOM

A good sized room with two windows overlooking the garden.

KITCHEN

Having a range of base and wall units with granite tops,

breakfast area, integrated bosch dishwasher, Bosch fridge, freezer, water filter, double oven, wine rack, composite one and a half bowl sink unit and two windows to the side of the house.

UTILITY ROOM

Having a single drainer sink unit, space for washing machine and tumble dryer.

GUEST CLOAKROOM

ON THE FIRST FLOOR

MAIN BEDROOM

Having curved bay window over looking the front







garden and storage cupboards and drawers beneath. Door to:

EN-SUITE SHOWER ROOM

Having a shower cubicle, Wc and wash hand basin set into a vanity unit.

AIRING CUPBOARD

BEDROOM

Having fitted wardrobes and overlooking the front of the property.

BEDROOM

Having a window overlooking the rear garden and built in wardrobes

BEDROOM

FAMILY BATHROOM

Having a P shaped bath, with shower above WC and wash hand basin in vanity unit.

DOUBLE GARAGE

With electric doors and containing the pressurised water system and solar panel converter.

The driveway has parking for 2 cars.

GENERAL INFORMATION

TENURE: We are informed the property is freehold although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains drainage, gas and electricity are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

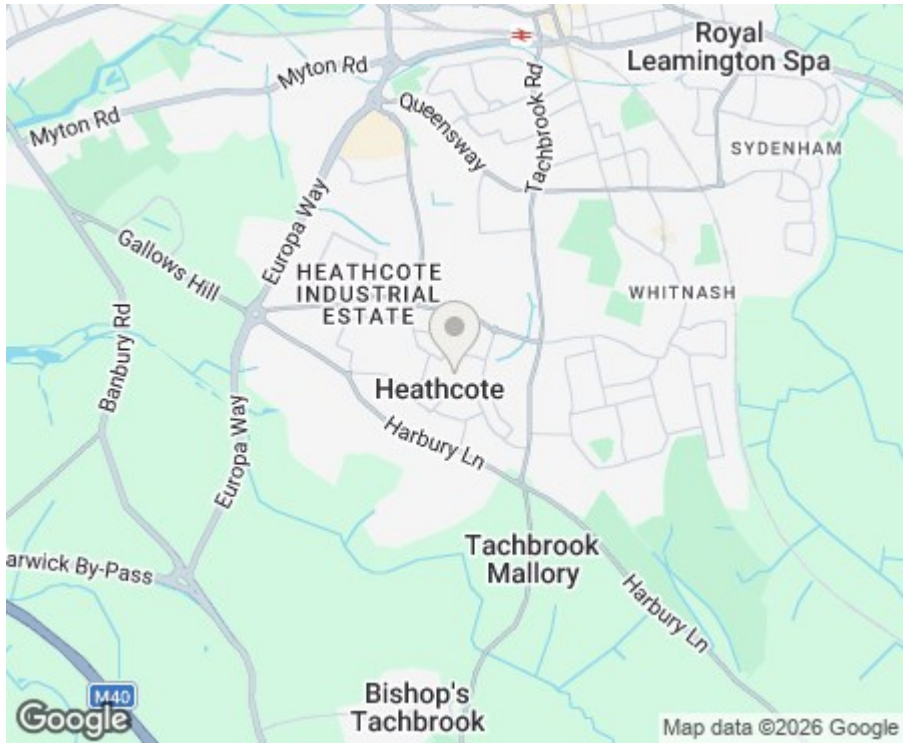
RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.



CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: A full copy of the EPC is available at the office if required. Band B

VIEWING: By Prior Appointment with the Selling Agents.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

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