



38 Imogen Gardens | Heathcote | Warwick | CV34 6FB

£695,000

An ideal opportunity to purchase this very spacious, well-presented and well-planned home with five generous size bedrooms, two of which are en-suite, along with three reception rooms and a large open plan kitchen/diner/family room. This is a lovely light and airy home with a sunny garden, a mature plot, a detached double garage and is immediately available with 'No Chain' involved. Viewing is essential in order to fully appreciate this delightful and attractive property.

- Five Bedrooms, Two are En-Suite
- Spacious Living For All
- Three Receptions & Open Plan Kitchen/Breakfast
- No Chain Involved



Property Description

ENTRANCE HALL

With inset matwell, radiator, central heating thermostat and understairs storage cupboard.

CLOAKROOM

With pedestal wash basin, w.c., radiator, tiling and wall mounted mirror.

DINING ROOM

14' 7" x 10' 9" (4.44m x 3.28m)
Having a walk in bay window, radiator and small paned double doors from the hallway.

STUDY

12' 3" x 9' 7" (3.73m x 2.92m)
With walk in bay window and radiator.

LOUNGE

17' 5" x 12' 3" (5.31m x 3.73m)
With feature fireplace and gas fire, two radiators and French doors providing direct access to the patio and rear garden.

KITCHEN/DINER/FAMILY ROOM

22' 0" x 16' 0" (6.71m x 4.88m)
An open plan room providing plenty of space for relaxation, dining and cooking with the added advantage of direct access to the rear garden. In the kitchen area is an extensive range of cupboard and drawer units with matching wall cupboards and glazed display unit. One and a half bowl enamel sink unit, integrated appliances to include: Bosch dishwasher, Electrolux four ring gas hob with extractor canopy hood over, Hotpoint wall mounted double oven and tall fridge/freezer. In the dining area is space for table and chairs with an additional area available for comfy seating. French doors provide direct access to the rear garden and patio. Tiled floor.

UTILITY ROOM

8' 3" x 5' 8" (2.51m x 1.73m)
Having sink unit, Bosch washing machine as fitted and space for tumble dryer, at present this space has an under counter fridge which is also included in the sale price. Radiator and wall mounted gas boiler. Useful built in broom cupboard and side entrance door.

FIRST FLOOR GALLARIED LANDING

With radiator and airing cupboard housing hot water cylinder and having fitted shelving. Access to roof storage space via pull down loft ladder.

MASTER BEDROOM

15' 0" x 14' 7" (4.57m x 4.44m)
Having a range of built in wardrobes plus dressing table unit with drawer unit under and storage over. Radiator and door to

EN-SUITE SHOWER ROOM

With a large shower enclosure, glazed screen door, pedestal wash basin, w.c and radiator. Wall unit, mirrored door wall cabinet, extractor fan and shaver point.

BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m)

With rear garden views, built in double wardrobes and radiator. Door to

EN-SUITE SHOWER ROOM

Having shower enclosure with glazed screen door, pedestal wash basin, w.c., radiator and shaver point. Complementary tiling.

BEDROOM THREE

14' 5" x 9' 8" (4.39m x 2.95m)

A third double bedroom with radiator, fitted shelving in recess and built in double wardrobe.

BEDROOM FOUR

10' 4" x 9' 9" (3.15m x 2.97m)

A further double bedroom with rear garden views, built in triple wardrobe unit and radiator.

BEDROOM FIVE

9' 9" x 9' 8" (2.97m x 2.95m)

With built in window seat, radiator and built in double wardrobe.

BATHROOM

A good size family bathroom with a separate shower enclosure, panelled bath, w.c., pedestal wash basin, shaver point, extractor fan and radiator. Mirrored door bathroom cabinet and complementary tiling.

OUTSIDE

DETACHED DOUBLE GARAGE & PARKING

17' 1" x 17' 1" (5.21m x 5.21m)

With twin up and over doors, light, power and under eaves storage space. The freestanding storage units within the garage are included in the sale. There is also ample vehicle driveway parking to the front for several vehicles.

GARDENS

to the front of the property is the driveway parking with mature shrubbery borders and stone chippings for easier maintenance. Access at the side leads to the attractive partly walled rear garden, enjoying a sunny aspect and high degree of privacy. There is a large paved patio to the rear providing plenty of space for outdoor dining and the bbq. There is also an area of lawn and mature, well established shrubbery borders. Timber fencing and brick walling forms the boundaries. Garden shed.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

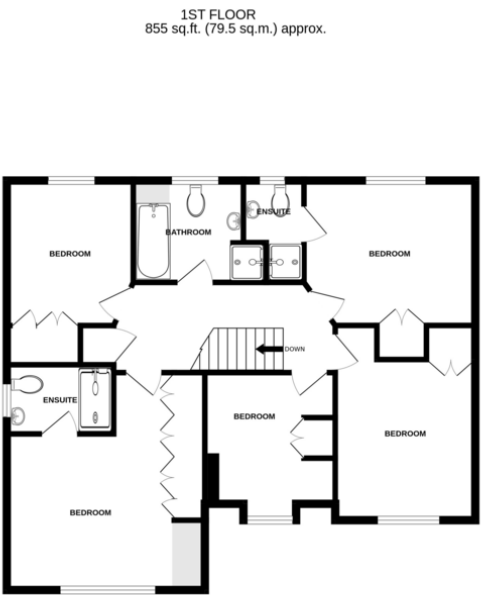
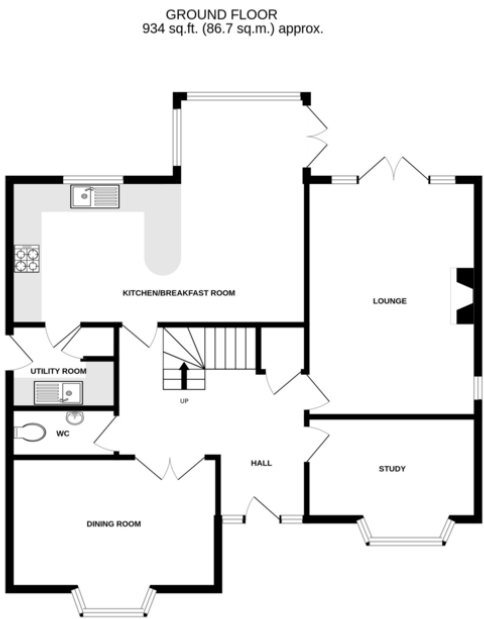
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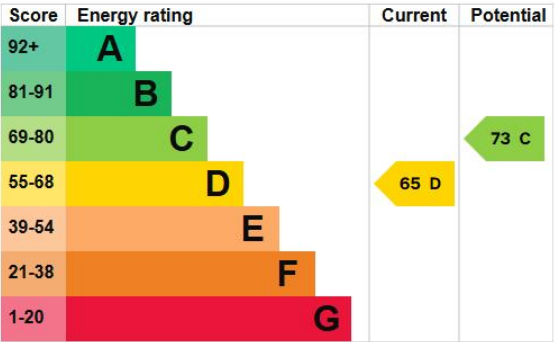
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL FLOOR AREA : 1789 sq.ft. (166.2 sq.m.) approx.
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This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.