



9 Mark Antony Drive

Warwick **CV34 6XA**

Offers Over £500,000



9 Mark Antony Drive

Heathcote

We are thrilled to bring to the market this four bedroomed detached family home which is situated on the Heathcote / Warwick Gates Estate. This family home is conveniently situated for Royal Leamington Spa and benefits from an entrance hallway, dining room, lounge, breakfast/kitchen, separate utility area, downstairs cloakroom, four bedrooms, with the master having an en-suite, a family bathroom, garage, off-road parking and a larger than average rear garden.

This is an ideal family home which could be extended to the rear elevation (STPP).

LOCATION

Mark Antony Drive is conveniently set in the heart of sought after Heathcote, within close proximity of the shops, restaurants and schools in nearby Warwick (2.3 miles) and Leamington Spa (2.8 miles). There are a number of popular state and private, primary and secondary schools within a short drive of Mark Antony Drive, with Heathcote Primary School (0.5 miles) and Oakley School (1 mile) within walking distance, and Myton School (2.2 miles) and Warwick School (1.9 miles) a short drive away. Leamington Train Station (1.8 miles) and Warwick Parkway (3.8 miles) both provide direct services to London Marylebone (1 hour 23 minutes) and Birmingham train terminals (33 minutes). The motorway network is accessed via multiple junctions of the M40 and provides good access to London and the wider West Midlands.

ENTRANCE HALL WAY

With a door to the front, radiator, stairs rising to the first floor landing and doors leading to adjacent rooms.

GROUND FLOOR W/C

248m x 0.98m (8'1" x 3'2")
Having a low level W/C, sink unit, single glazed window to the front elevation, part tiled walls and gas central heating radiator.

RECEPTION / DINING ROOM

3.75m x 2.73m (12'3" x 8'11")
A light and airy room which has space for dining room furniture, a gas central heating radiator and double glazed windows to the front elevation. This room could be used as a children's play room or a second reception room.

LOUNGE

5.10m x 3.99m (16'8" x 13'1")
A beautifully presented and cozy lounge which is located at the rear of the property which has space for lounge furniture, two gas central heating radiators and a door leading out to the rear garden.

KITCHEN / BREAKFAST ROOM

4.12m x 3.26m (13'6" x 10'8")
A beautifully presented kitchen which comprises of double glazed window to the rear elevation, worktop surfaces, cupboards for storage, part tiled walls, a sink unit with a built-in dishwasher below, a stylish wall mounted gas central heating radiator and door leading out to the rear garden. There is also space for a cooker and a door that leads to the;

UTILITY AREA

2.38m x 2.20m (7'9" x 7'2")
This is part of the garage which now has space for a washing machine, dryer, wall mounted boiler, space for a fridge/freezer, and a door that leads to the;

GARAGE

2.68m x 2.30m (8'9" x 7'6")
A great space for storage which has an up and over door and lighting.

FIRST FLOOR LANDING

Having doors to adjacent rooms and loft access.

MASTER BEDROOM

3.83m x 3.45m (12'6" x 11'3")
The generously sized master bedroom is located to the front elevation which has space for bedroom furniture, built in double wardrobes, double glazed windows to the front elevation and a gas central heating radiator.

EN SUITE

2.22m x 1.64m (7'3" x 5'4")
The master benefits from having an en-suite which comprises of a low level W/C, part tiled walls, shower cubicle, sink unit, heated towel rail, extractor fan and a double glazed frosted window to the front elevation.

BEDROOM TWO

3.50m x 2.86m (11'5" x 9'4")
The second bedroom is a great size and has space for bedroom furniture, double glazed windows to the rear elevation and a gas central heating radiator.

BEDROOM THREE

2.96m x 2.40m (9'8" x 7'10")
Having space for bedroom furniture, double glazed windows to the rear elevation and a gas central heating radiator.

BEDROOM FOUR

2.53m x 2.40m (8'3" x 7'10")
Having space for bedroom furniture, double glazed windows to the front elevation and a gas central heating radiator.

FAMILY BATHROOM

2.00m x 1.66m (6'6" x 5'5")
Having a low level W/C, part tiled walls, extractor fan, bath unit, part tiled walls, heated towel rail and a double glazed frosted window to the rear elevation.

LOFT

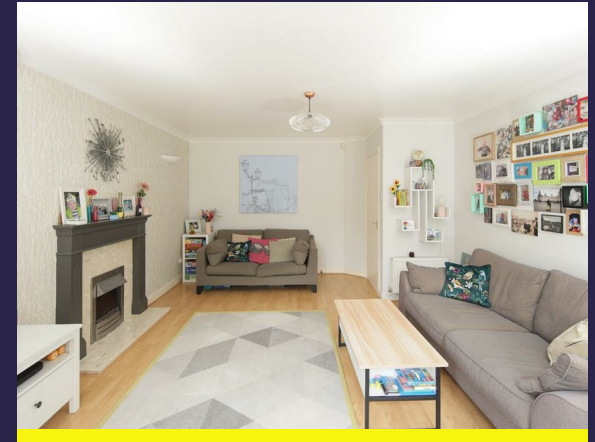
The vendor has informed us that the loft is fully boarded with a ladder and lighting.

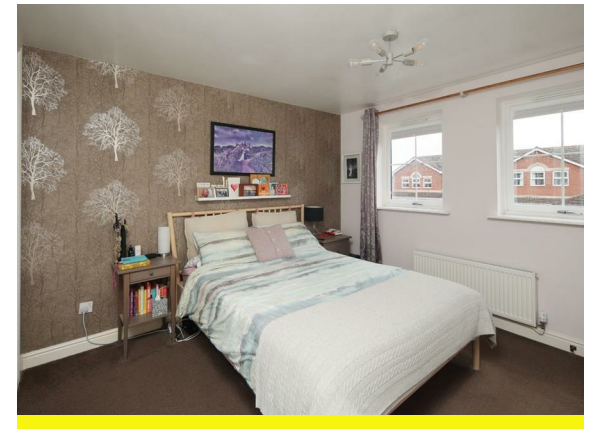
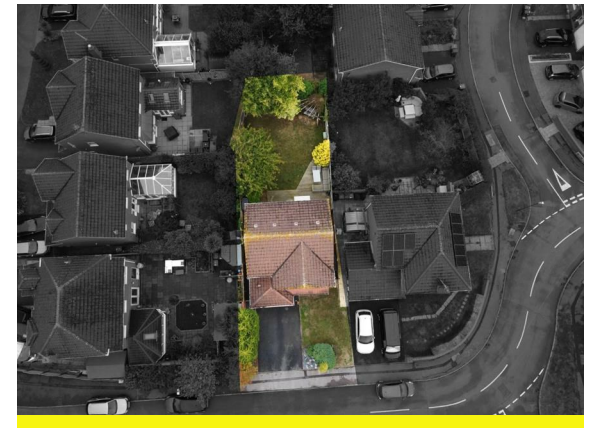
REAR GARDEN

A larger than average rear garden which has a

Features

Well Presented Throughout
Two Reception Rooms
Sought After Area
Four Double Bedrooms
Larger Than Average Rear Garden
Integral Garage
Family Bathroom & En Suite
Off Street Parking
Gas Central Heating & Double Glazing
Good State / Private Schools

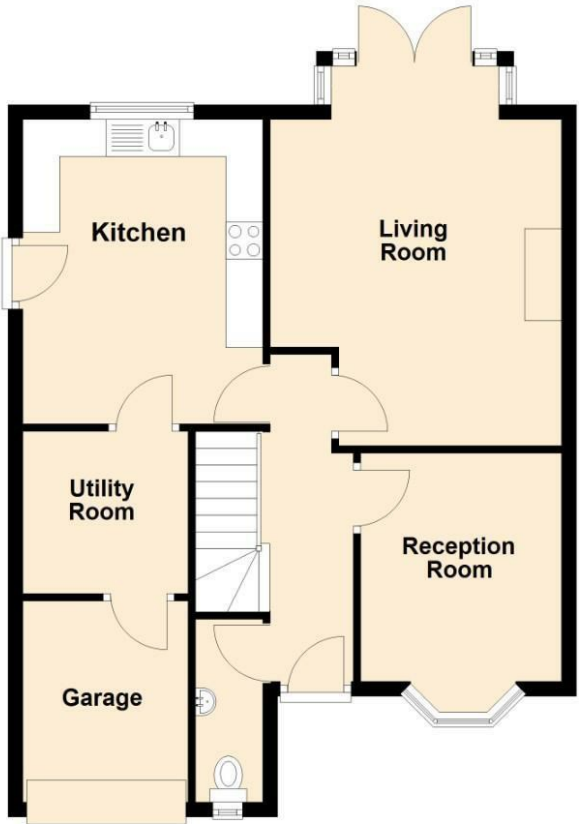




Floorplan

Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 117.9 sq. metres (1268.7 sq. feet)
9 Mark Antony Drive, Heathcote

General Information

Tenure
Freehold

Fixtures & Fittings

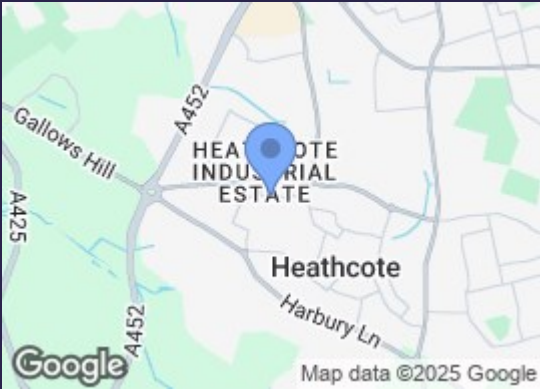
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	71
EU Directive 2002/91/EC		

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