



14 Cicero Approach

Heathcote, Warwick **CV34 6EA**

Offers Over £575,000

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Heathcote, Warwick

We are delighted to present to the market this spacious four bedroom family home situated on the popular Heathcote estate. The property is presented to a high standard. Briefly comprising: entrance hall, lounge, dining room, fitted kitchen, study, utility and downstairs cloakroom/WC. To the first floor is a spacious landing, master bedroom with en-suite, three further bedrooms and a family bathroom. The property also benefits from double garage, driveway and rear garden.

Call us today for more information or to book in an internal viewing.

LOCATION

Cicero Approach is conveniently set on the Heathcote estate, 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 Cicero Approach, 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.

GROUND FLOOR

ENTRANCE HALL

Featuring Amtico flooring, ceiling coving, doors off to adjacent rooms, stairs rising to the first floor.

LOUNGE

4.55m x 4.21m (14'11" x 13'9")
Amtico flooring, UPVC double glazed window to front elevation, central heating radiator, a log burner, TV point and a telephone point.

KITCHEN

4.55m x 3.29m (14'11" x 10'9")
Featuring a range of wall and base units, rolltop worksurfaces, inset sink unit with mixer tap, four ring gas hob, built-in oven, plumbing for dishwasher, tiling to splashback areas, double glazed window to rear, central heating radiator, UPVC patio door leading out to the rear garden and a door to:

DINING ROOM

3.78m x 3.29m (12'4" x 10'9")
Having a central heating radiator, double glazed sliding patio doors to rear garden and space for dining room furniture.

UTILITY

1.54m x 1.26m (5'0" x 4'1")
Plumbing and space for automatic washer/dryer, wall mounted boiler and tiled floor. The vendor has informed us that the boiler was replaced Spring 2025 (no evidence has been shown and any potential buyer will need to verify this via their chosen solicitors).

STUDY

2.09m x 2.06m (6'10" x 6'9")
UPVC double glazed window to front and central heating radiator.

FIRST FLOOR

LANDING

Doors off to adjacent bedrooms and bathroom, central heating radiator, loft access and double glazed UPVC window to front.

MASTER BEDROOM

4.59m x 4.24m (15'0" x 13'10")
Double glazed UPVC Juliet balcony to the front elevation, built-in wardrobes and cupboard with gloss frontage, central heating radiator and a double glazed UPVC window to the front.

EN-SUITE

2.25m x 1.47m (7'4" x 4'9")
Panelled bath with shower over, low level WC, wash hand basin set within vanity unit and part tiled walls.

Features

Spacious And Well Presented
Detached Family Home

Four Bedrooms - Master En-Suite

Two Reception Rooms And A Study

Lounge With A Log Burner

Fitted Kitchen

Family Bathroom

Large Corner Plot And Large Rear Garden

Double Garage

Great Location

Off Road Parking



BEDROOM TWO

3.65m x 3.37m (11'11" x 11'0")
Built-in sliding mirrored wardrobes, double glazed UPVC window to rear and central heating radiator.

BEDROOM THREE

3.55m x 3.18m (11'7" x 10'5")
Built-in wardrobe, central heating radiator and double glazed UPVC window to rear.

BEDROOM FOUR

2.27m x 2.02m (7'5" x 6'7")
Double glazed UPVC window to the front elevation and central heating radiator.

FAMILY BATHROOM

4.57m x 1.49m (14'11" x 4'10")
Panelled bath with shower over, low level WC, wash hand basin in vanity unit, part tiled walls, airing cupboard and a window to the rear.

OUTSIDE

FRONT

Driveway with off-road parking for multiple vehicles.

REAR GARDEN

Having a patio area, mainly laid to lawn, outside water tap, shed and having side access to the front.

DOUBLE GARAGE

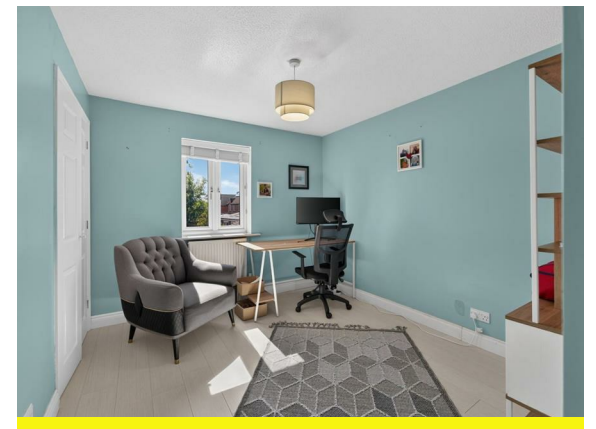
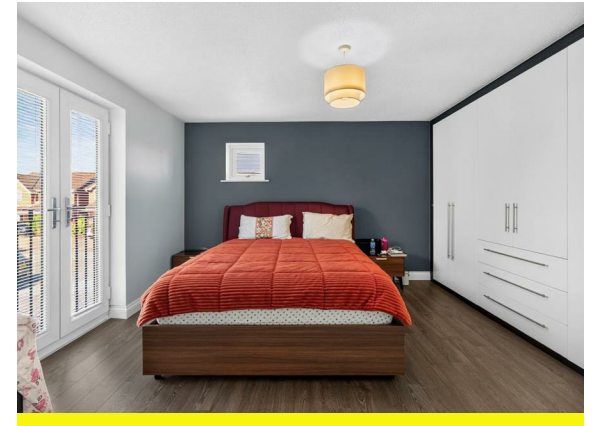
5.23m x 5.02 (17'1" x 16'5")
Having two up and over doors, lighting, power and storage above.

TENURE

This property is Freehold.

DIRECTIONS

Postcode for sat-nav - CV34 6EA.



Floorplan

Internal Living Area 1,511sq ft / 140.37m2 (excluding garage)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band F - 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	75	78
	EU Directive 2002/91/EC	

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