



**Connells**

Myton Crescent  
Warwick

# Myton Crescent Warwick CV34 6QA

for sale offers over  
**£1,200,000**



## Property Description

A remarkable find situated in the desirable location of Myton Crescent, Warwick. This charming family home offers an impressive amount of living space throughout and features an extensive rear garden. This sophisticated home further benefits from a high quality modern kitchen, dual aspect primary bedroom and a log cabin with a bar, power and light.

The welcoming entrance hall featuring an oak staircase leads to the cloakroom, kitchen and family room. The modern kitchen is over 25ft long with integrated appliances and French doors leading into the garden. The dual aspect family room also boasts French doors, plenty of light throughout as well as a homely log burner. The home gym with full width fitted mirrors and home office both come off the lovely family room.

On the first floor there is a spacious primary bedroom with dual aspect, offering plenty of natural light and a modern ensuite. There are three further double bedrooms with garden views and a modern four piece family bathroom.

The approach to this property boasts a generous front garden and large driveway for ample parking. There is also access to the integral garage with power, light, sink, worktops and space for utilities.

There is a beautiful South-West facing rear garden with mature trees and an excellent patio area, perfect for entertaining. The log cabin in the garden gives the property the extra wow factor, it is currently being used as a games room and makes a fantastic addition to the home.

## The Location

Myton Crescent is within walking distance to the favoured Myton School as well as Warwick School, Kings High School and the outstanding Coten End Primary School. Myton Crescent offers excellent travel links including easy access to major road networks such as the A46 and M40 as well as both Warwick and Leamington Spa railway stations.

The property is within a short 5 minute drive or 27 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. It is also a less than 10 minute drive into Royal Leamington Spa and all its amenities.

## Entrance Hall

Magnetic flooring, spotlights and an oak staircase.

## Cloakroom

Double glazed windows to front, low level flush WC, wash hand basin, tiled walls and ceramic tiled flooring.

## Kitchen

25' 8" x 14' 10" ( 7.82m x 4.52m )

Fitted with a range of wall and base units with Corian solid surface worktops, large breakfast bar and Neff appliances. The kitchen is equipped with two sinks, one with a Quooker boiling water tap, double ovens, microwave, gas hob with extractor fan, integrated dishwasher, space for American style fridge freezer, built in drinks fridge and spotlights.

French door to rear, double glazed window to side and rear, door to integral garage with space for utilities.

### Open Plan Lounge / Dining

23' 9" and door recess x 23' 2" ( 7.24m and door recess x 7.06m )

A dual aspect lounge with two French doors to rear, double glazed window to front, spotlights and a log burner. The lounge offers plenty of light throughout.

### Office

15' 1" x 14' 5" ( 4.60m x 4.39m )

Double glazed window to front, two skylights and spotlights.

### Gym

14' 5" x 14' 1" ( 4.39m x 4.29m )

Double glazed window to side, French doors leading into the garden, full width fitted mirrors, skylight and spotlights.

### Landing

A galleried landing with two double glazed windows to front inviting plenty of light. There is also a loft hatch, spotlights and carpeted flooring.

### Bedroom One

20' 6" x 12' 11" ( 6.25m x 3.94m )

Double glazed dual aspect, spotlights and carpeted flooring.

### Ensuite

Large double waterfall shower, low level flush WC, wash hand basin, heated chrome towel rail, spotlights, extractor fan, electric underfloor heating, fully tiled throughout, grohe fittings and double glazed window to front.

### Bedroom Two

13' 1" x 10' 11" ( 3.99m x 3.33m )

Double glazed window to rear and carpeted flooring.

### Bedroom Three

11' 5" x 10' ( 3.48m x 3.05m )

Double glazed window to rear and carpeted flooring.

### Bedroom Four

12' 8" x 8' 5" ( 3.86m x 2.57m )

Double glazed window to rear and carpeted flooring.

### Bathroom

Bath, shower, low level flush WC, wash hand basin, storage, chrome towel rail, tiled floor and walls, spotlights, and double glazed window to front.

### Rear Garden

A private and enclosed South West facing garden with mature trees and shrubbery and a large patio area for entertaining. There are multiple power sockets, an outdoor tap, a log store, an impressive log cabin and side access.

### Log Cabin

18' 11" x 14' 1" ( 5.77m x 4.29m )

Spotlights, projector, power, built in bar and French doors.

### Garage

18' 1" x 15' 9" ( 5.51m x 4.80m )

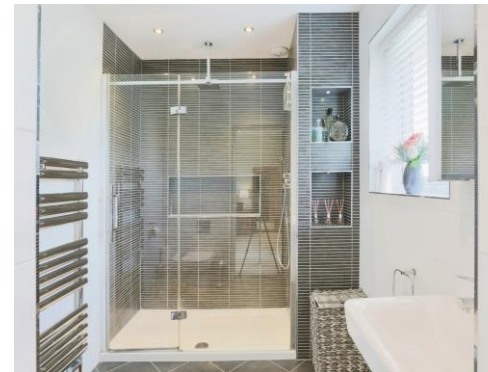
Electric roller garage door, power and light, integral door to kitchen, wall and base units, space for washing machine, dryer and fridge freezer, sink and Vaillant boiler.

### Parking

Ample parking on the driveway for multiple vehicles and access to garage.

### Front Garden

Mainly laid to lawn, trees, shrubbery and store to side.









Ground Floor

First Floor



**Log Cabin**

Total floor area 257.7 m<sup>2</sup> (2,774 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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