



**5 Bed
House - Detached
located in**

**244 Myton Road
Warwick
CV34 6PT**

Guide Price £765,000


MARGETTS
ESTABLISHED 1806

A rare and exciting chance to acquire a substantial five bedroom, detached family home with superb gardens and rear extension. Considerable interest is anticipated.

Arched recess porch with small cupboard, key safe, double glazed front door and matching side windows opens into the

RECEPTION HALL

with alarm system, radiator and telephone connection point.

DINING ROOM

15'0" into bay x 11'3" max

with double glazed window to the front, coved ceiling, radiator and tiled fire setting with hearth and surround.

EXTENDED REAR LOUNGE

23'4" x 11'2"

with two ceiling lights, two wall lights, coved ceiling, radiators and double glazed windows to the rear, ornate closed fire setting, and access to garden terrace through double glazed door.

EXTENDED BREAKFAST KITCHEN

19'5" x 7'8"

with comprehensive range of refitted kitchen units, topped with roll edge work surfacing and incorporating a 1 1/4 bowl, single drainer, stainless steel sink with mixer tap and four ring gas hob, Bosch cooker hood, washing machine, integrated Bosch full-size dishwasher, double glazed windows to 2 sides and door opening to under stairs shelved storage cupboard.

SIDE HALL/PORCH

7'0" max x 8'3" max

with double glazed window and door to the side. Two doors open to brick built stores one housing, the floor mounted Kingfisher gas fired, central heating boiler.

DOWNSTAIRS CLOAKROOM

with low level WC and wash hand basin.

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Staircase from the Entrance Hall proceeds to the split-level 'T' shaped First Floor Landing.

BEDROOM ONE (REAR)

with coved ceiling, radiator, double glazed window and French door opening onto the substantial rare balcony, and the measurements include a full height range of wardrobe cupboards which incorporate a vanity unit and sink.

BEDROOM TWO (FRONT)

15'8" max into bay x 11'3" max

with bay window to the front of the property, radiator, coved ceiling, vanity unit with sink, mixer tap and door opening to fitted cupboard/wardrobe.

BEDROOM THREE (FRONT)

12'10" x 7'9"

with double glazed window, coved ceiling and radiator.



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BEDROOM FOUR (REAR)

10'5" x 7'10" max
with rear window, radiator and coved ceiling.

BEDROOM FIVE (FRONT)

8'6" x 7'8"
with radiator and double glazed window to the front.

FAMILY BATHROOM

has a refitted white suite with corner bath having mixer tap, low-level WC, wash hand basin, and large shower cubicle with seat. Full height tiling on all walls, heated towel rail, cupboard opening to airing cupboard with slatted wood shelving and hot water cylinder fitted with immersion heater.



LOFT

17'7" partly under eaves x 9'5" partly under eave
A useful pulldown ladder gives access to the loft with double glazed windows and storage cupboards around the room under the eaves.



FRONT GARDENS AND PARKING

To the front of the property, there is a large block paved area, providing parking for a number of vehicles with perimeter border stocked with shrubs, plants and tree and gives access to

INTEGRAL SINGLE GARAGE

14'10" x 7'10"

with electric light and power and personal door into the rear porch.

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Double glazed covered side porch with doors to both front and rear give access to the



BEAUTIFUL LANDSCAPED REAR GARDEN

which boasts a large elevated patio adjoining the property and with central shaped lawn beyond having borders stocked with a range of shrubs, plants and bushes together with rockery, further patio area and landscaped pond covered by a mature acer tree.

AGENTS NOTES

We understand the property is freehold and all mains services are connected.

We understand the property has been rewired (certificate available for inspection) in recent years.

Council Tax Band G.

Local Authority:- Warwick District Council.

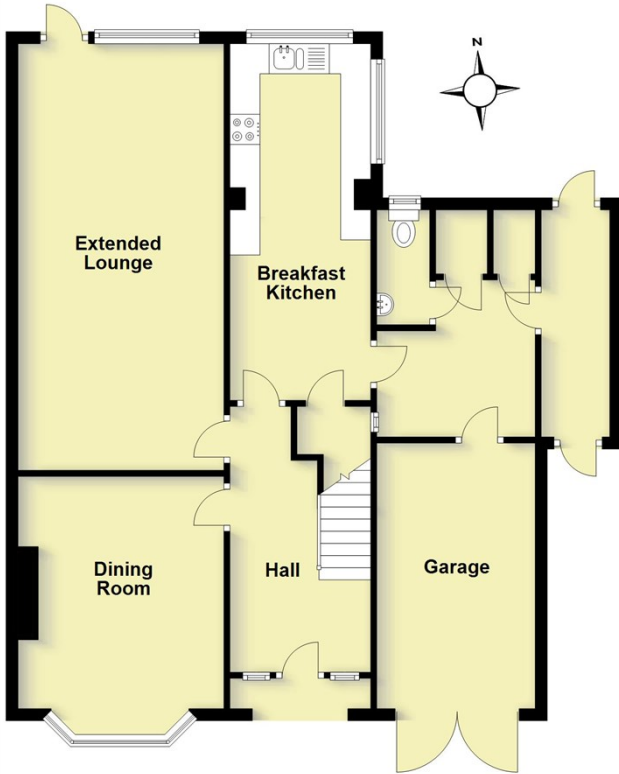




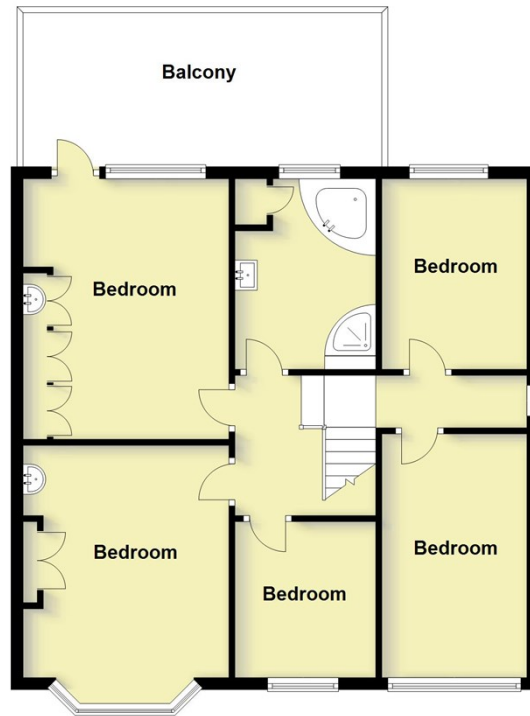
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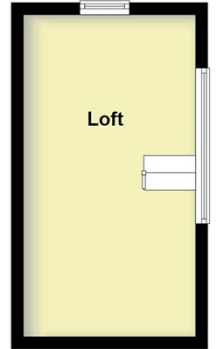
Ground Floor
Approx. 92.4 sq. metres (994.6 sq. feet)



First Floor
Approx. 69.7 sq. metres (750.4 sq. feet)

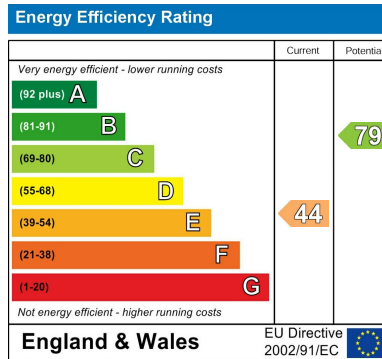


Second Floor
Approx. 15.3 sq. metres (164.9 sq. feet)



Total area: approx. 177.4 sq. metres (1909.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
Property of Margetts Limited. Not to be reproduced
Total floor area includes integrated garage and loft



DIRECTIONS

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