



33-4 Myton Road

Leamington Spa **CV31 3NY**

Offers Over £500,000

33-4 Myton Road

Being situated in a highly convenient location to the Leamington Spa end of Myton Road, this characterful detached bungalow is of a dormer design with en suite master bedroom to the first floor and occupies a simply beautiful plot which has been designed and fabulously planted by the present owners. Internally, the gas centrally heated and double glazed accommodation is well presented throughout and includes a comfortable lounge, kitchen/breakfast room and two bedrooms to the ground floor, one of which is currently used as a dining room. Outside there is ample block paved parking to the front, whilst the aforementioned rear garden is a delightful haven with pond, greenhouse and sheds, pergola and kitchen garden. This is a rare opportunity to purchase an appealing detached bungalow of flexible layout and within a supremely convenient location.

LOCATION

The property is positioned opposite the Lidl supermarket on Myton Road and is well placed, therefore, for access not only to the centres of Leamington Spa and Warwick, but also to other amenities on the fringes of the two towns including the Shires Retail Park and Myton and Warwick Schools. There are excellent local road links available to major routes including the M40 motorway, as well as local access to Leamington Spa railway station which provides regular commuter rail links to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

SUBSTANTIAL RECESSED PORCH ENTRANCE

Which provides an attractive covered entrance to the property and from where a UPVC double glazed entrance door opens into:-

ENCLOSED PORCH

With quarry tiled floor and inner entrance door to:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, useful built-in cloaks cupboard and doors radiating to:-

LOUNGE

5.21m x 3.81m (17'1" x 12'6")

- into leaded UPVC double glazed bay window. Featuring an open coal effect living flame gas fire with marble surround and hearth, further leaded double glazed window to side elevation, central heating radiator and three wall lights.

KITCHEN/BREAKFAST ROOM

4.14m x 3.71m (13'7" x 12'2")

Being partly divided whilst inter-communicating to form a comfortably suitable breakfast area to the main kitchen which is equipped with a range of panelled style units comprising base cupboards, drawers, coordinating wall cabinets, roll edged granite effect worktops and tiled splashbacks, stainless steel sink unit together with inset four burner gas hob having filter hood over and

fitted electric oven having cupboards above and below, further matching units providing additional storage to the breakfast area, leaded UPVC double glazed window to the side and rear elevations and central heating radiator.

BEDROOM TWO

3.94m x 3.45m (12'11" x 11'4")

Which is attractively fitted with a range of contemporary bedroom furniture comprising wardrobing, providing both hanging and storage space, dressing table, cupboard and drawer storage, dual aspect UPVC double glazed windows and central heating radiator.

BEDROOM THREE

3.91m x 3.43m max (12'10" x 11'3" max)

Which has been used by the present occupiers as a dining room and having dual aspect UPVC double glazed windows and central heating radiator.

BATHROOM

Being partly tiled with four piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, walk-in shower enclosure with fitted shower unit and sliding glazed door giving access, two obscure UPVC double glazed windows, central heating radiator and inset ceiling downlighters.

ON THE FIRST FLOOR

LANDING

With UPVC double glazed window, access to useful eaves storage space providing ample space for storage and door to:-

MASTER BEDROOM

5.66m max x 3.20m (18'7" max x 10'6")

- plus deep bay window with leaded UPVC double glazed window and having large fitted mirrored double wardrobe, further fitted wardrobe with drawer storage, central heating radiator, inset ceiling downlighters and door to:-

EN SUITE BATHROOM

With three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, tiled splash areas, central heating radiator, Velux double glazed roof light, inset downlighters and access trap to the roof void.

Features

Detached Dormer Bungalow

Highly Popular Location

Comfortable Lounge

Kitchen/Breakfast Room

First Floor Master Bedroom En Suite

Three Bedrooms in All

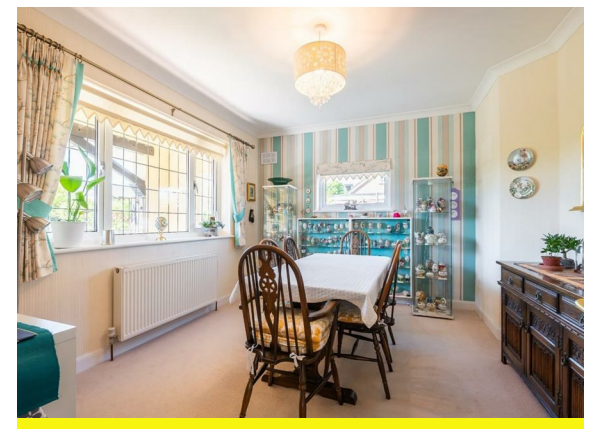
Family Bathroom

Ample Parking

Garage/Utility/Work Space

Stunningly Planted Rear Garden





Floorplan



General Information

Tenure

Freehold

Fixtures & Fittings

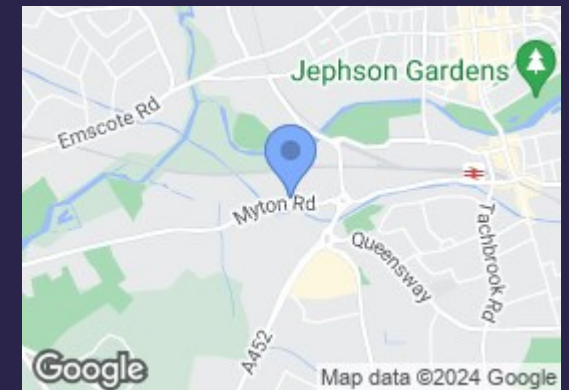
Specifically excluded unless mentioned in these sales particulars.

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		73
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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