



15 Roseacre Gardens

Warwick CV34 8AJ

Guide Price £315,000

15 Roseacre Gardens

Sought after location in the ever so popular Myton Green development. Still within its NHBC warranty this immaculate home offers spacious accommodation throughout with no onward chain. Within easy access to local shops and the town centre the property is being sold with no onward chain and briefly comprises welcoming entrance hallway, downstairs cloakroom, kitchen and a living / dining room. To the first floor are two double bedrooms and the family bathroom. Externally the property benefits from a driveway to the side and good size rear garden.

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

LOCATION

Miller Homes Myton Green Development is located just off of Europa Way, providing easy access to both Leamington and Warwick Town Centres with their associated train stations. These importantly provide easy commuting to both London (1h30m) and Birmingham (30m) as well as many other population centres and the M40 motorway network is less than ten minutes commute by car.

Royal Leamington Spa and Warwick offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages. There is a plethora of day to day amenities and your never far from something to do be that for young professionals, retirees or families. The Cotswolds are on the doorstep of the town only being a short drive away making this development ideally situated whatever your needs.

ON THE GROUND FLOOR

Entrance Hall

Canopy and double glazed front door

opens into the welcoming reception hall with beautiful 'Smart Minnesota Ash' tiled floor by Porcelanosa and radiator.

Cloakroom

With white suite having low-level WC, wash hand basin with mixer tap and attractive tiled Porcelanosa floor to match the Kitchen and Entrance Hall.

Rear Lounge/Diner

4.78m x 4.07m (15'8" x 13'4")

With up-graded premium carpet, two radiators, telephone points and television aerial connection point, double glazed patio doors opening to the extended patio and garden. Also having a door to understairs storage cupboard.

Fitted Kitchen

3.54m x 1.92m (11'7" x 6'3")

With "butchers block" style roll edge work surfacing with matching upstands and inset 1½ bowl single drainer stainless steel sink with mixer tap and Zanussi four ring gas hob. Range of eyelevel wall cupboards incorporating the ASSURE gas fired boiler. Tall larder cupboard incorporating the fridge/freezer. Base units incorporate the slimline Zanussi dishwasher and a Zanussi integrated

washing machine. Zanussi electric oven, cooker hood, Porcelanosa tiled floor, radiator and double glazed window.

A staircase from the entrance hall leads to the:-

FIRST FLOOR

Landing

With double glazed window to the side and access to the roof space. Radiator.

Bedroom One

4.06m x 3.00m (13'3" x 9'10")

With double glazed window and far-reaching views across the development and over towards Warwick Castle, the room includes a fitted double door full-height wardrobe with hanging rail and shelf. Radiator.

Bedroom Two

4.07m x 3.02m (13'4" x 9'10")

With two double glazed windows to the front, radiator and door opening to an over stairs storage cupboard.

Bathroom

2.17m x 1.92m (7'1" x 6'3")

The spacious family bathroom has a white suite with panelled bath having

Features

Immaculate Semi Detached Home

Built in 2021

Built To The Belmont Design

Two Double Bedrooms

Landscaped Garden

A Miller Homes Property

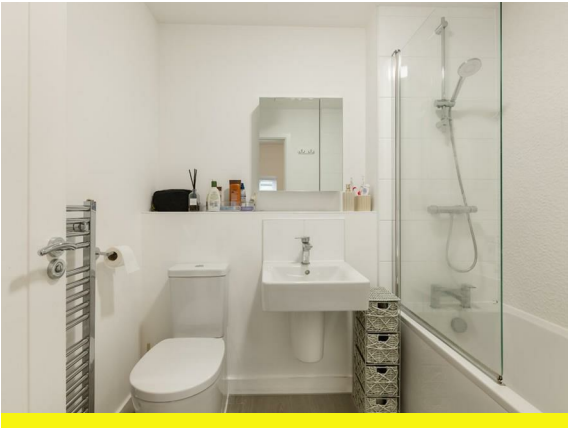
Ground Floor WC

Off Road Parking For Three / Four Vehicles

No Onward Chain

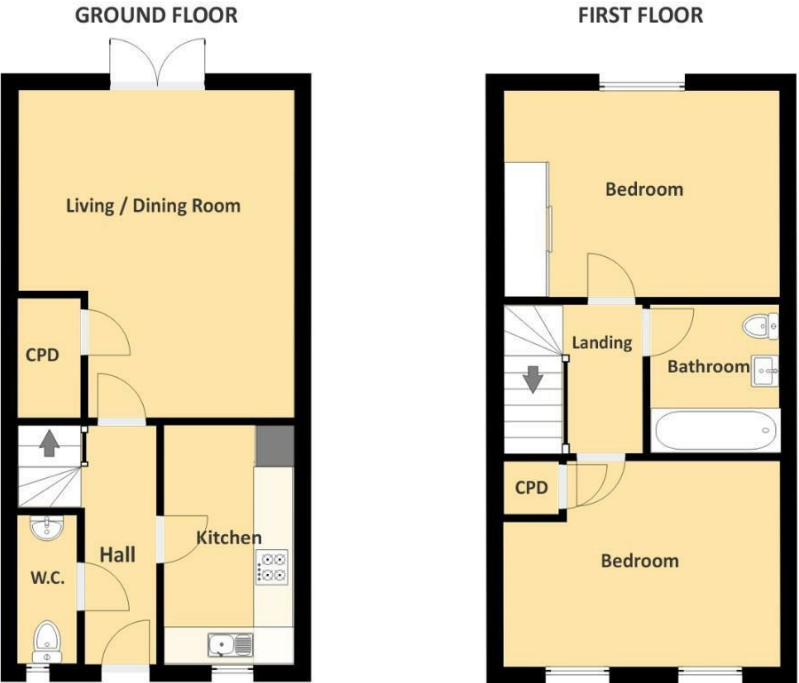
EPC Rating B





Floorplan

Internal Living Area 708sq ft /65.74m2



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General Information

Tenure
Freehold

Fixtures & Fittings

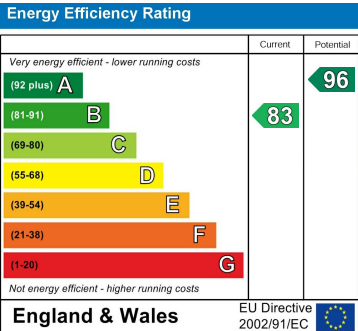
Services

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 C - Warwick District Council



Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com