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Conifers, 10, Myton Gardens, Warwick



A truly unique opportunity to acquire a substantial, individually styled, detached bungalow set in magnificent landscaped gardens providing quite exceptionally well proportioned three bedroomed and two bathroomed accommodation with integral garaging and further detached garage block for 2/3 cars, plus additional parking of note. The agents consider the property contains considerable scope for further development to purchasers own requirements in this highly regarded cul-de-sac location.

#### Myton Gardens

Located just off Myton Road, is a popular and established cul-de-sac location comprising many fine individual properties, being conveniently sited for access to both Warwick and Leamington town centres, also convenient for access to the local railway station, variety of local shops and schools for all grades including renowned Warwick and Myton Schools. This particular location has consistently proved to be exceptionally popular.

#### Enclosed Storm Porch

With leaded/glazed panel entrance door, multi glazed panel door and side panel leads to the spacious...

#### Entrance Hall

12'4" x 17'3" (3.76m x 5.26m)

With radiator, coving to ceiling, double built in cloaks cupboard with hanging rail and shelf, leading to the...

#### Inner Hall

With double built-in airing cupboard, lagged cylinder, immersion heater, coving to ceiling, radiator, access to roof space.

#### Lounge

21' x 14'4" (6.40m x 4.37m)

With Adam's style fireplace with marble insert and





hearth, electric log effect fire, TV point, coving to ceiling, windows to two aspects including sliding patio doors and bay window, two radiators, ornate archway leads to the...

#### Dining Room

10'10" x 16'6" (3.30m x 5.03m)

With bow window, radiator, coving to ceiling.

#### Fitted Breakfast Kitchen

20'6" x 10' (6.25m x 3.05m)

With windows to two aspects, including bow window, radiator, downlighters, coving to ceiling, extensive

range of base cupboard and drawer units with complimentary rolled edge work surfaces, adjoining peninsular unit, tiled splashbacks, matching range of high level cupboards, inset single drainer one and a half bowl colour matched sink unit with mixer tap, built-in four ring ceramic hob unit and double oven, appliance space for dishwasher, fridge and freezer.

#### Utility Room

With rolled edge work surface, appliance space, plumbing for automatic washing machine, gas fired central heating boiler and programmer, further range of built-in cupboards, Terrazzo tiled floor, strip light, glazed panelled rear door, access to garage.



Accessed from the inner hall...

#### Family Bathroom

7'6" x 6'4" (2.29m x 1.93m)

With coloured suite comprising panelled bath, mixer tap, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, radiator, tiled.

#### Master Bedroom

17' x 11'10" (5.18m x 3.61m)

With windows to two aspects, coving to ceiling, range of built-in wardrobes comprising two double and one single wardrobe, hanging rail, shelf, two radiators.





### En-Suite Dressing Room

With radiator, double built-in cloaks cupboard with hanging rail, shelf leads to the...

### En-Suite Bathroom/WC

8'3" x 7'10" (2.51m x 2.39m)

Being half tiled with coloured suite comprising panelled bath with mixer tap, vanity unit with rolled edge worktop incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, radiator, tiled shower cubicle with integrated shower unit with folding screen.

### Bedroom

12'7" x 8'10" (3.84m x 2.69m)

With two double built-in wardrobes, hanging rail, shelves, radiator, matching dresser/drawer unit.

### Bedroom

12' x 12'10" (3.66m x 3.91m)

With two double built-in wardrobes, hanging rail, shelves, bow window, coving to ceiling, radiator.

### Outside

The property occupies a pleasant and unique position at the head of this established cul-de-sac,

accessed via a private block paved drive which provides considerable car parking and leads to the...

### Integral Garage

18' x 20' max (5.49m x 6.10m max)

With electric up-and-over door, electric, light, power point, personal door and further...

### Detached Brick Built Garage

21' x 18' (6.40m x 5.49m)

With up-and-over door, electric, lights, power points, personal door to garden and outside WC with wash facilities. Connected to mains sewer, electricity and water.





#### Outside (Front)

The front garden is principally laid to lawn bounded by hedging and flower borders with pedestrian access leading to the...

#### Outside (Rear)

Magnificent landscaped rear garden of generous proportions including paved patio, extensive shaped lawns and well stocked flower borders, screened by conifers, beech hedge and close boarded fencing with timber garden shed, timber built summer house with electric, light, power point, sun terrace with pergola over, adjoining school playing fields.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects.

Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band G.

#### Location

Conifers  
10 Myton Gardens  
Warwick  
CV34 6BH



**Ground Floor**  
Approx. 191.1 sq. metres (2056.9 sq. feet)



Total area: approx. 191.1 sq. metres (2056.9 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		51	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL