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304, Myton Road, Warwick



A four bedroomed detached, individually designed property, set within 0.6 of an acre and conveniently situated for both Warwick and Leamington amenities within a canal side location.

Briefly Comprising;

Enclosed entrance porch, open hallway with central staircase, spacious living room, dining room, conservatory, breakfast kitchen, utility room, ground floor cloakroom. First floor galleried landing, airing cupboard, master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms, fitted bathroom. Double glazing, gas radiator heating. Side and rear

garden, paddock, gravelled driveway, double garage with loft room over.

The Property

Is approached via access over the frontage of 302 which in turn leads to the private drive to 304 Myton Road. There is a upvc double glazed entrance door with windows to side to...

Entrance Porch

Further timber framed double glazed doors to...

Galleried Entrance Hallway

With central staircase rising to first floor with wall light

points, part glazed doors to living room and part glazed doors to dining.

Ground Floor WC

Fitted with a white low level WC, corner wash hand basin, radiator, upvc double glazed obscure window to front elevation.

Living Room

14'7" x 26'3" (4.45m x 8.00m)

With upvc double glazed window to front elevation, radiator, fireplace surround with gas fire and picture rail, timber framed double glazed doors to conservatory with matching windows to either side.





Conservatory

9'9" x 8'11" (2.97m x 2.72m)

With angled polycarbonate roof over with timber look upvc double glazed conservatory with double doors leading to garden.

Dining Room

9'1" x 9'9" (2.77m x 2.97m)

With timber framed double glazed doors to garden with matching windows to either side, radiator.

Breakfast Kitchen

8'11" max x 17'7" (2.72m max x 5.36m)

With a range of wall and base units with wood look working surface over, one and a half bowl sink unit with mixer tap, inset four point gas hob with oven below and concealed filter hood over, concealed dishwasher, concealed fridge, upvc timber look double glazed windows to front and side elevation, splashback tiling, eye level wall cupboards, radiator, tiled floor.

Utility

8'10" x 5'9" (2.69m x 1.75m)

With working surface and wall mounted Worcester



combination boiler, space and plumbing for washing machine and space for tumble dryer, tiled floor, radiator.

First Floor Galleried Landing

With upvc double glazed window to front elevation, radiator, door to AIRING CUPBOARD with a good level of storage, door to further store cupboard.

Master Bedroom

11'7" x 10'9" expanding to 18'9" (3.53m x 3.28m expanding to 5.72m)

With radiator.





Dressing Area

With upvc timber look double glazed window to rear elevation.

En-Suite Bathroom

With white suite, low level WC, pedestal wash hand basin, bath with wall mounted Mira Zest shower, splashback tiling, obscure double glazed window to rear elevation, radiator.

Bedroom Two (Rear)

8'11" x 14'10" (2.72m x 4.52m)

With upvc double glazed window to rear elevation, radiator.

Bedroom Three

12'3" x 7'1" (3.73m x 2.16m)

With upvc double glazed window to rear elevation, radiator.

Bedroom Four

11'2" x 7'3" (3.40m x 2.21m)

With double glazed window to front elevation, double radiator.

Family Bathroom

Fitted with a white suite to comprise; low level WC, wash hand basin, bath, separate shower cubicle with Mira Sport electric shower, splashback tiling, upvc timber look double glazed window to front elevation, double radiator.

Double Garage

19'2" x 19'6" (5.84m x 5.94m)

With two up-and-over doors to front, power and light as fitted. Door to rear to independent hallway to loft room/storage. This also has a separate side door staircase reaching up to...

Loft Room/Storage Room

9'8" x 19'3" inc staircase (2.95m x 5.87m inc staircase)

Note angled ceiling lines restricting head height, power and light as fitted and circular portcullis window to front.





Outside

The property is set in an enviable position with large driveway area to the front of the property which leads to the house and the double garage. Enclosed gardens to the side and to the rear of the property, with the main garden area beyond that. To the very rear of the plot is a large grassed paddock.

Immediately off the Myton Road is a brick block paved section with right of way past 302 Myton Road and onto the private drive to the front of 304. There is also a gravelled driveway which leads in between the two

properties, leads to the paddock which belongs to 304 Myton Road. No 302 has right of access over this ground area to their double garage.

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 E.

Location
CV34 6PU

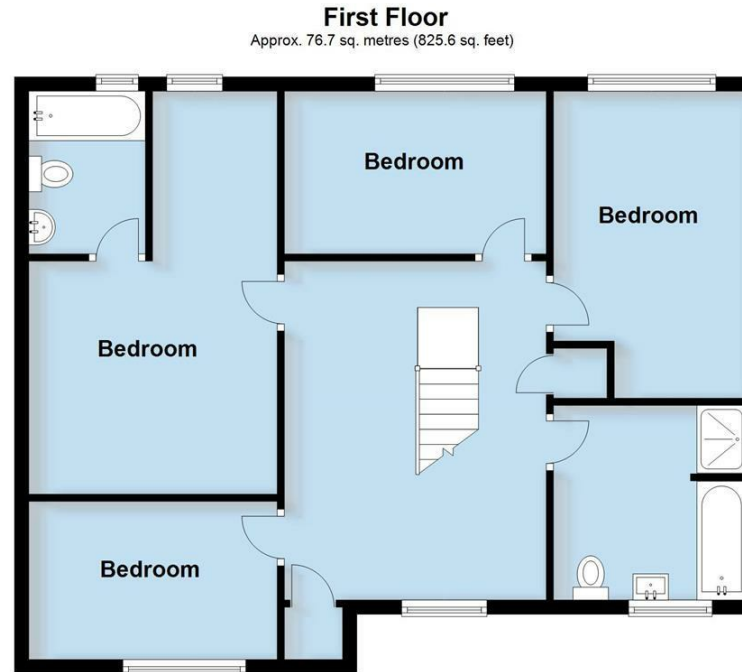
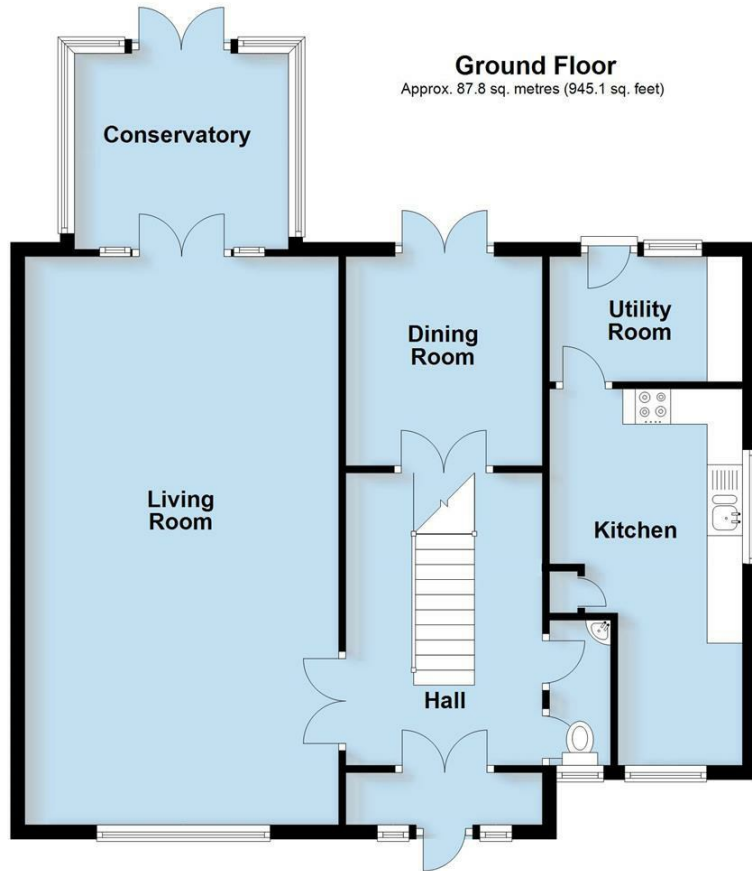






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Total area: approx. 164.5 sq. metres (1770.6 sq. feet)

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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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