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25, Myton Crofts, Leamington Spa

O.I.R.O £600,000



An attractive detached three double bedroom dormer bungalow, located in this enviable cul-de-sac position, situated conveniently just off the ever popular Myton Road.

Briefly Comprising:

Recessed porch, enclosed porch, entrance hallway with cloaks cupboard, sitting room with bay window and fireplace, dining room, inner hallway, utility room, ground floor cloakroom, breakfast kitchen with double doors overlooking garden, two ground floor bedrooms both with fitted wardrobes, white refitted bathroom. First floor study landing, large master bedroom suite with fitted furniture and en-suite shower room. Attractive landscaped lawned front and rear gardens, brick block paved driveway providing plenty of off road parking, garage. Gas radiator heating.

Myton Crofts

Is in an enviable position of a number of mature attractive detached and semi-detached properties situated around a central green 'island' area in this excellent cul-de-sac location. The property offers convenient access to both Leamington and Warwick centres, in particular the Leamington railway station and the local shops and retail parks as well as the town centre all within walking distance. There are schools both state and private on Myton Road. The property offers character accommodation, flexible layout and subject to the necessary permissions and consents does offer further extension potential.

The Property

Is approached via a brick block paved driveway and path leading to deep inglenook recessed porch with metal multi pane glazed door to...

Enclosed Entrance Porch

With further multi pane timber door to...

Entrance Hallway

With staircase rising to first floor landing, exposed timber flooring, door to useful cloaks storage cupboard.

Sitting Room

18'9" x 12'6" into bay (5.72m x 3.81m into bay)

With broad timber framed multi pane leaded double glazed window to front elevation with double radiator, coved cornicing, feature fireplace surround with inset living flame style gas fire, and further multi pane leaded glazed window with secondary glazed unit behind to side.

Dining Room

11'11" x 11' max (3.63m x 3.35m max)

With continuation of exposed wooden flooring, multi pane leaded look upvc double glazed window to side elevation, coved cornicing, radiator, 'log burner-look' gas fire to fireplace with tiled hearth. Door to...

Inner Hallway

With terracotta tiled flooring, coved cornicing, multi pane doors to breakfast kitchen and utility, and further door to...

Ground Floor WC

With white low level WC, wall mounted wash hand basin, useful understairs store cupboard, upvc obscure double glazed window, continuation of tiled flooring, chrome radiator towel rail.

Utility

6'8" x 6'4" (2.03m x 1.93m)

With sink drainer unit set into working surface, space and plumbing for washing machine and tumble dryer, splashback tiling, louvred doors to cupboard housing Worcester combination boiler, upvc double glazed external door with half window to side, radiator, continuation of tiled flooring.

Breakfast Kitchen

11'2" x 11'10" (3.40m x 3.61m)

Fitted with a range of cream Shaker style base units with granite look working surface over, one and a half bowl sink drainer unit with mixer tap, space for Range style cooker (available by negotiation), space for American style fridge freezer, eye level wall cupboards, splashback tiling, upvc double glazed window overlooking the garden to rear, radiator, double glazed French doors to side giving access to patio and in turn the rear garden.

Bedroom Two (Front)

12'11" inc fitted w'robes x 12'11" (3.94m inc fitted w'robes x 3.94m)

With coved cornicing, original Crittal style multi pane metal window to front elevation with secondary glazed unit behind, range of wardrobes with hanging, shelving and dressing table with high level storage cupboards over, double radiator.

Bedroom Three (Rear)

12'11" inc fitted furniture x 10'9" (3.94m inc fitted furniture x 3.28m)

With upvc double glazed window to rear elevation, coved cornicing and upvc double glazed window to side elevation, fitted cupboards with hanging, high level storage.



Family Bathroom

Fitted with a white suite to comprise; low level WC, wash hand basin, bath with wall mounted Grohe shower with fixed rainwater style shower head and additional hand held shower attachment over, splashback tiling, tiled floor, chrome radiator, towel rail, downlighter points to ceiling.

First Floor Landing

With study area and timber framed dormer window to rear elevation, hatch to roof space.

Master Bedroom

17' inc fitted wardrobes x 18'3" into bay window (5.18m inc fitted wardrobes x 5.56m into bay window) With timber double glazed leaded look window to front elevation, radiator, coved cornice, wardrobes to either side of bed position with high level storage over and in-built bedside tables, fitted dressing table, further run of wardrobes with hanging and shelving.

En-Suite Shower Room

Fitted with a twin sink bowl arrangement with mixer taps into vanity cupboard, low level WC, bidet and double shower cubicle with fixed rainwater style shower head and additional hand held attachment with sliding doors, splashback tiling to shower area.

Outside (Front)

Is an attractive lawned front garden with mature trees and bushes. The driveway is principally laid to brick block paving giving access to garage.

Outside (Rear)

The rear garden is principally laid to lawn and attractively lawned with landscaped mature bushes and trees. There is a patio area immediately to the rear of the property, and the side of the kitchen.

Timber Garden Shed

Timber Framed Greenhouse

Timber Summer House

9'8" x 6'9" (2.95m x 2.06m)

With gated side access to the front of the property.

Garage

8'1" min x 17'3" (2.46m min x 5.26m)

With up-and-over door, window to rear and personal door to side.

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 F.

Location

CV31 3NZ

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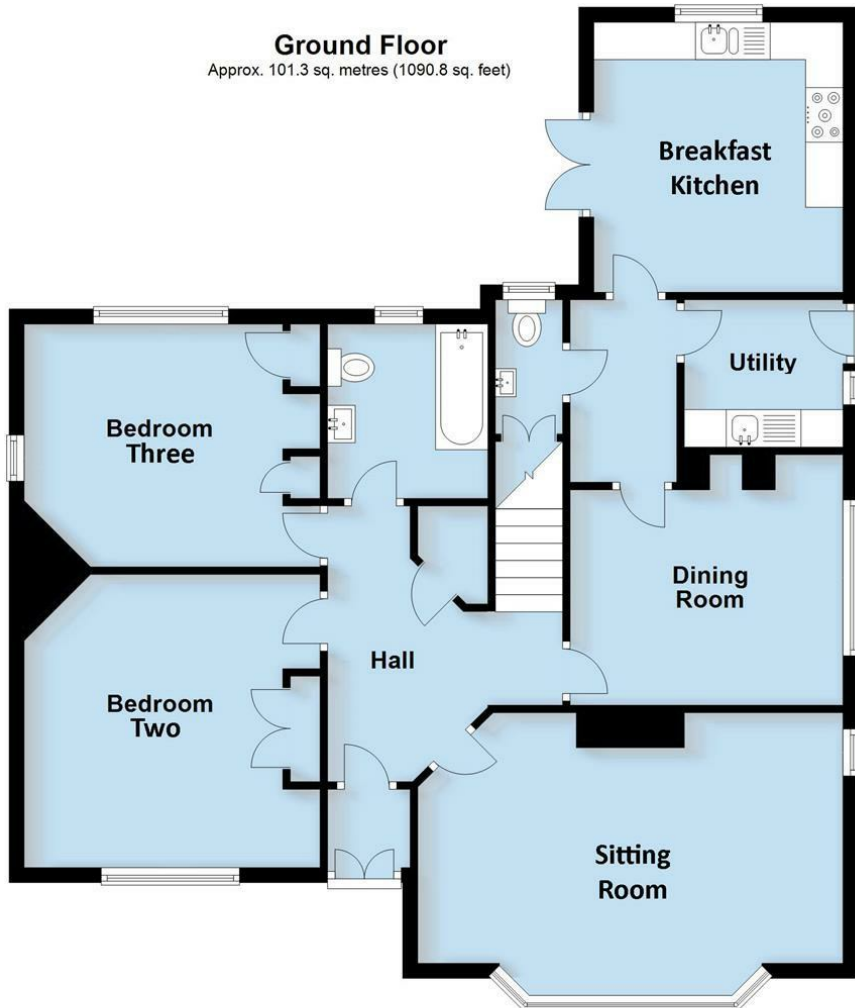
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Ground Floor
Approx. 101.3 sq. metres (1090.8 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 144.6 sq. metres (1556.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact