

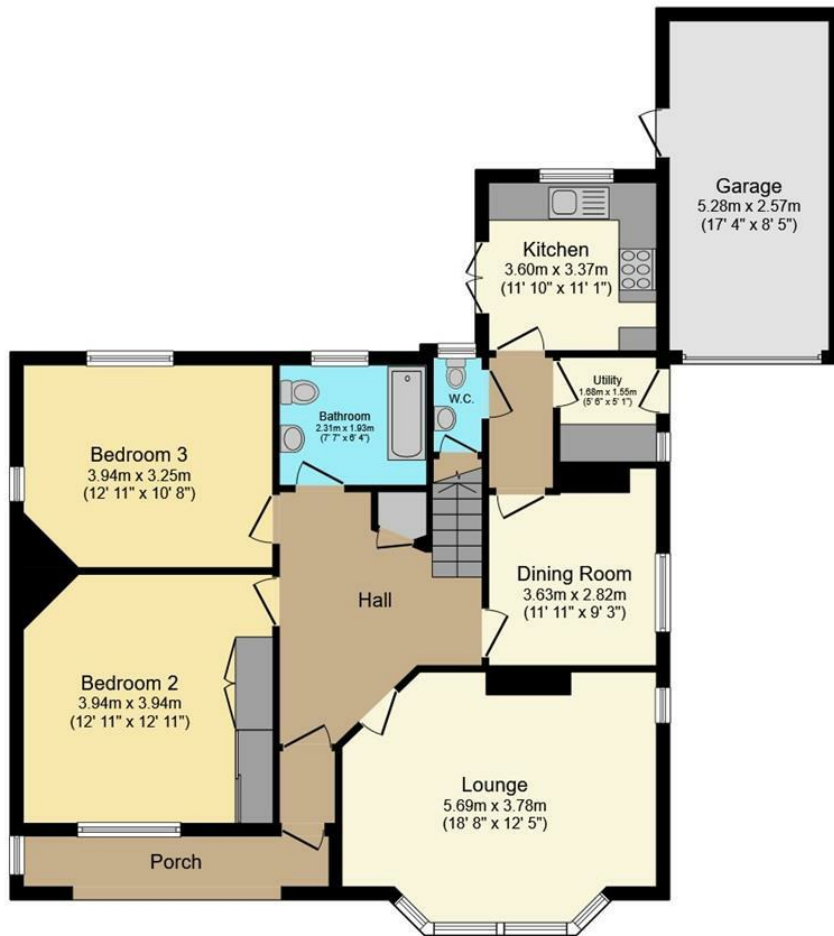
Peter Clarke

Peter Clarke  
**FOR SALE**  
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25 Myton Crofts, Leamington Spa, CV31 3NZ





**Ground Floor**



**First Floor**

Total floor area 148.0 sq.m. (1,593 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Detached Dormer Bungalow
- Three Double Bedrooms
- Modern Family Bathroom & Updated En-Suite
- Two Well Proportioned Reception Rooms
- Breakfast kitchen & Utility
- Guest W.C
- Driveway Parking & Attached Garage
- Potential For Extension STPP
- Large Lawned Gardens To Front & Rear
- EPC Rating E



Offers In Excess Of  
£630,000

A beautifully presented, spacious and ideally located, three double bedroom, dormer bungalow offering scope for expansion and situated on a fantastic plot measuring 0.18 Acre with open views to both front and rear. Having internal accommodation comprising porch, large entrance hall, guest W.C, living room, dining room, kitchen breakfast room, utility, two ground floor double bedrooms and a family bathroom and a first floor double bedroom with large ensuite shower room. Outside the property boasts well maintained lawned gardens to both front and rear, a large block paved driveway and an attached single garage, with rear access from the garden.

#### Approach

Accessed via a block paved driveway leading upto a large open fronted and versatile porch area with Crittall doors opening into an inner porch.

#### Porch

Opens into the hall.

#### Hall

The large entrance hall gives way to the living room, dining room, bedroom two and three and the family bathroom with stairs rising to the first floor and a large cloaks storage cupboard.

#### Living Room

A sizable and well presented, dual aspect reception room with feature fireplace with gas living flame effect fire and double glazed windows to front and side elevations.

#### Dining Room

Accessed from the hall and leading through to the kitchen, utility and guest W.C, the adaptable dining room has a side facing window, feature fireplace and modern gas log burning effect stove.

#### Inner Hall

Leading from the dining room and giving way to the breakfast kitchen, utility and guest W.C.

#### Utility Room

Featuring enclosed cupboard housing the gas central heating boiler and providing space for both washing machine and tumble dryer, with side access door leading to the driveway.

#### Guest W.C

Featuring a modern white suite comprising a wall mounted wash hand basin and low level W.C with a rear facing obscured and double glazed window and useful under stair storage cupboard.

#### Breakfast Kitchen

Comprising a range of shaker style wall and base mounted units with contrasting worktops and an inset sink and drainer and having integrated dishwasher, a free standing Rangemaster stove and space provided for an upright fridge freezer and microwave. In addition the kitchen provides ample space for informal dining and features a rear facing double glazed window with further French doors given views and access on to the rear patio area.

#### Bedroom Two

A large and bright double bedroom with front facing window and built in storage furniture.

#### Bedroom Three

Currently used as a music room and occasional bedroom, this double room has side and rear facing windows and built in storage.

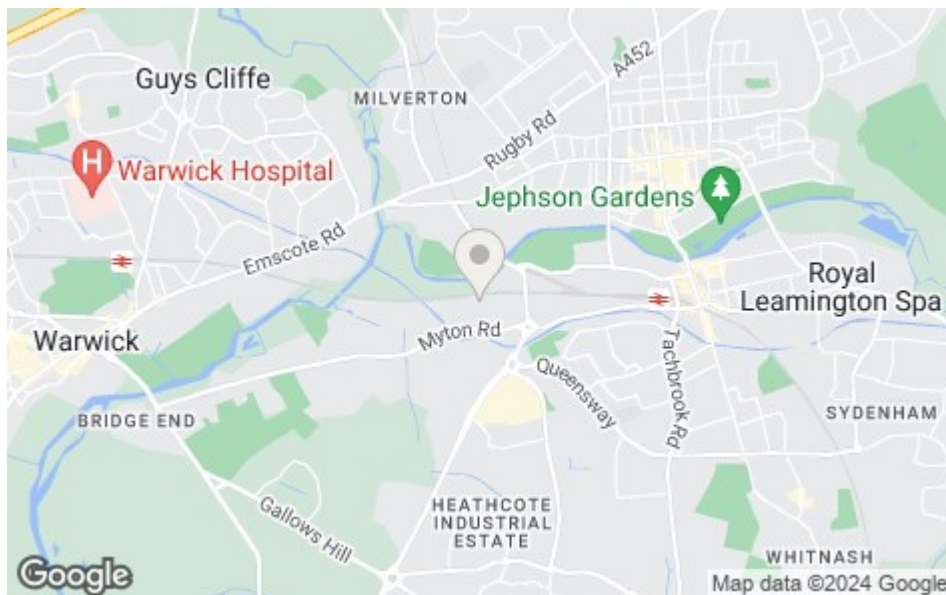












#### Family Bathroom

Featuring a modern white suite comprising low level W.C, wash hand basin and panelled bath with mains fed dual headed shower over, with an obscured double glazed window to the rear elevation.

#### To The First Floor

#### Landing

The sizable landing area is currently being used as a study space and features a rear facing dormer window, with access hatch leading to the eaves storage space and doorway opening into the principal bedroom.

#### Bedroom One

This large double bedroom measures in excess of 18' x 16' and boasts a range of integrated storage furniture including wardrobes, dressing table and bedside cabinets and is designed to take a king-size bed between the bedside units. The bedroom has a front facing window overlooking the foregarden and beyond and opens into the En-Suite shower room.

#### En-Suite

Comprising a white suite with low level W.C, bidet, his and hers sinks with under counter storage and a recently updated and oversized shower with dual headed mains fed shower and glass screen.

#### Outside

#### To The Front

To the front of the property, sat behind a low level brick wall is the well maintained and lawned fore garden, sitting alongside this is a block paved driveway providing ample off road parking and access to the attached single garage.

#### Garage

Accessed from the driveway this useful garage space benefits from power and lighting with further rear access door from the patio area in the rear garden.





### To The Rear

To the rear of the property is a fence enclosed and well proportioned, lawned rear garden benefitting from well stocked borders and beds, a large paved rear patio dining area accessible directly from the breakfast kitchen with gated side access from the front garden along the left side of the property. In addition there is useful timber shed and glazed greenhouse.

### General Information

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E (52). A full copy of the EPC is available at the office if required.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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