

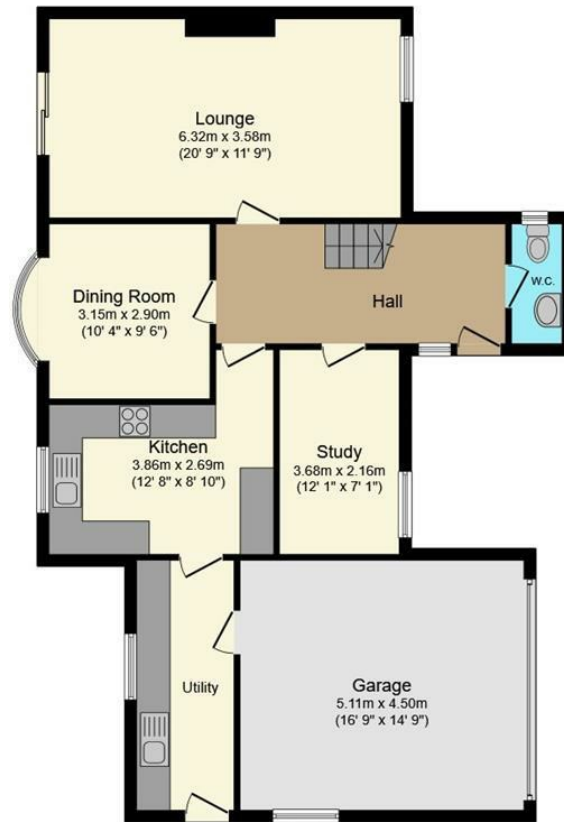
Peter Clarke



9 Myton Gardens, Warwick, CV34 6BH



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### Ground Floor

Floor area 99.5 m<sup>2</sup> (1,071 sq.ft.)



### First Floor

Floor area 67.0 m<sup>2</sup> (721 sq.ft.)

**TOTAL: 166.5 m<sup>2</sup> (1,792 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Four bedroom detached family home
- En suite shower and family bathroom
- Three reception rooms
- Kitchen/breakfast room, utility, guest WC
- Integrated double garage
- Large block paved driveway
- Plot measuring 0.18 acre
- Offering scope for extension (STPP)
- EPC



Offers In Excess Of  
£850,000

This beautifully presented, incredibly well proportioned and ideally located four bedroom family home is situated on one of Warwick's premier roads lying within easy reach of the fantastic local schooling, amenities and commuter links. Offering outstanding opportunity for extension and modernisation (subject to planning) and having spacious and adaptable internal accommodation comprising large entrance hallway with guest WC, living room, dining room, home office, kitchen/breakfast room and utility. To the first floor are four well proportioned bedrooms, the principal of which benefits from an en suite shower room, and a further family bathroom. Outside, the property has a large block paved driveway enabling off road parking for up to four cars, an integrated double garage with electric up and over garage door and internal access from the utility room, and large lawned rear garden with block paved dining terrace. Internal inspection is highly recommended to appreciate the size, quality and potential that this fantastic family home has to offer.

#### APPROACH

accessed from Myton Gardens via a block paved driveway, which leads up to the composite and double glazed front door in turn opening into:

#### ENTRANCE HALL

having stairs rising to the first floor landing and gives way to the living room, dining room, home office, guest WC and kitchen/breakfast room.

#### LIVING ROOM

This well proportioned light and airy dual aspect living room has a centrally mounted feature fireplace with gas living flame effect fire and benefits from double glazed windows to the front elevation with further sliding patio door leading to the rear garden.

#### KITCHEN/BREAKFAST ROOM

This beautifully appointed solid beech kitchen was custom made for the current owner and comprises a range of shaker style wall and base mounted units with solid granite work surfaces over and has a range of integrated Miele appliances including four ring counter-top mounted induction hob with brushed stainless steel and overhead extractor fan, fan assisted electric oven with further combination oven, full size built in dishwasher and larder fridge. In addition, there is a custom made glass fronted display cabinet, double glazed window to rear elevation offering outstanding views over the lawned rear garden, and further internal door leading through to the utility room.

#### UTILITY ROOM

This incredibly spacious and useful utility space has a large double glazed window to the rear elevation and comprises a

range of light wood fronted wall and base mounted units with contrasting granite effect work surfaces over, and has an inset stainless steel sink and drainer unit with chrome monobloc tap. Having space and plumbing provided for washing machine with additional space for a large chest freezer. Further to this, the utility also boasts a double glazed side access door leading to paved side walkway and internal access into the attached double garage.

#### DINING ROOM

To the rear of the property and accessed from the entrance hall is the rear facing dining room having a large double glazed bow window offering outstanding views over the lawned rear garden.

#### GUEST WC

also accessed from the entrance hallway, the guest WC comprises a two piece white suite with low level WC and dual flush, wall mounted wash hand basin with chrome fittings and has centrally heated radiator and obscured double glazed window to the side elevation.

#### HOME OFFICE/FAMILY ROOM

This incredibly versatile reception room is currently being utilised as a home office and benefits from a large floor to ceiling double glazed window to the front elevation.

#### FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to all bedrooms and the family bathroom. In addition, it also benefits from two large double fronted built in storage cupboards offering outstanding storage capabilities with two dual aspect double glazed windows to both side elevations.

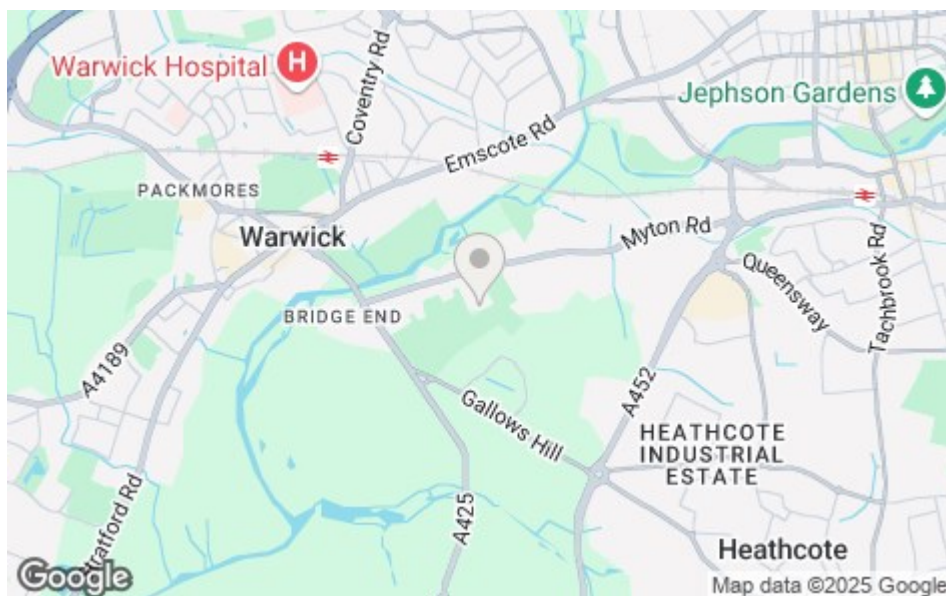












#### PRINCIPAL BEDROOM

A well proportioned double room offering a range of integrated bedroom furniture including double fronted storage wardrobe, dressing table and further triple fronted built in storage wardrobes. With dual aspect double glazed windows to side and rear elevations offering beautiful views over the stunning rear garden and school playing fields beyond and having an internal panelled door leading through in to:

#### EN SUITE SHOWER ROOM

comprising a four piece suite with low level WC, bidet, pedestal wash hand basin and enclosed shower cubicle with mains fed shower. Having an obscured double glazed window to the side elevation and ceramic tiling to all splashbacks.

#### BEDROOM TWO

Another generous double bedroom benefiting from a range of integrated storage furniture and having a rear facing double glazed window overlooking that lovely rear garden.

#### FAMILY BATHROOM

The well maintained family bathroom comprises a three piece suite including enclosed cistern dual flush WC, vanity unit mounted wash hand basin with under counter storage and panelled bath with mains fed shower and folding glass screen. Having an obscured double glazed window to the front elevation and central heating radiator.

#### BEDROOM THREE

is currently being utilised as a single, but could easily accommodate a double bed, and has a large double glazed window to the front elevation and benefits from a concertina style double fronted built in storage wardrobe.

#### BEDROOM FOUR

The fourth bedroom currently houses a single bed, but could take a double bed as a guest room, and has a rear facing double glazed window overlooking the lawned rear garden.

#### OUTSIDE TO FRONT

is a beautifully maintained and well sized lawned foregarden with generous block paved driveway enabling off road parking. This leads up to the integrated double garage with gated side access alongside.

#### INTEGRATED DOUBLE GARAGE

benefiting from both power and lighting and having an electrically operated up and over garage door and internal access from the utility room.



## TO THE REAR

is an absolutely stunning fence and hedgerow enclosed mature lawned garden benefiting from well proportioned block paved dining terrace accessible directly from the living room. With well stocked borders and beds and benefiting from a water feature and adaptable summer house located to the lower right hand portion of the garden which, in turn, benefits from power supply.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water drainage and electric 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 G.

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

**VIEWING:** By Prior Appointment with the selling agent.

**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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