



LAVENDER CLOSE, MYTON GREEN

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SALES & LETTINGS



“The Marlow design is part of the Heritage Collection from the Premier Builder Redrow Homes. The Heritage collection was inspired by Arts & Crafts architecture externally, yet combines with all the modern requirements of a busy growing family- luxury fixtures & fittings and layout designs.”



A very well-presented detached home built by the premier builders Redrow Homes, showcasing 'The Marlow' design, completed in October 2021 within the prestigious Midsummer Meadow development in Myton Green. Nestled in a serene cul-de-sac, this remarkable property offers a grand entrance hall, spacious living room, meticulously fitted kitchen diner, convenient utility, guest WC, four generously sized double bedrooms, and luxuriously upgraded en-suite and family bathroom. Boasting a South-facing garden, side-by-side parking for two cars and an integrated garage. With the location proving very popular with easy reach to Leamington & Warwick town centres, M40, Myton School and the Leamington train station.

Its in the detail...

Entrance

The property is entered by a large composite entrance door with a central glazed leaded window into the pleasant hallway with a staircase rising into the first floor with oak handrail, a tall anthracite coloured radiator and striking Karndean luxury vinyl tiled flooring. Doors to the garage, kitchen diner and living room.

Living Room

Neutrally decorated with deep skirting, plush pile carpet, radiator and a uPVC double glazed window to the front.

Kitchen Diner

With a continuation of the Karndean luxury tiled flooring into the kitchen which has been fitted with a matt white kitchen, brushed chrome handles and further timber effect contrasting units with brushed chrome handles. A double fitted AEG oven, fitted fridge freezer, pull-out large racking, fitted dishwasher and dark cement squared worktop with a four ring AEG stainless steel hob, black glass splash-back and extracted over. A one-and-a-half bowl Corrian-style sink by Blanco with a chrome mixer tap. A tall white radiator, down-lighting, large uPVC double glazed French doors with matching full-height side windows that have fitted blinds. Door to utility.

Utility

A continuation of the Karndean luxury tiled flooring, fitted with white mat cupboard units with squared edge worktops, a single bowl stainless steel sink with mixer tap and space and plumbing for a washing machine and space for a dryer. There is a composite half double glazed external door to the garden. UPVC double glazed window, radiator, storage cupboard under the stairs and door to the guest WC.

Guest WC

Continuation of the Karndean luxury tiled flooring, handbasin with chrome mixer tap, toilet, radiator and a uPVC double window. Tiled splash-back.

Landing

A carpeted landing with a uPVC double glazed window overlooking the garden. There is a radiator, doors to the four bedrooms and bathroom. A door to the airing cupboard which has the pressurised hot water tank.

Bedroom One

A very spacious master suite with a uPVC double glazed window to the front, radiator and a range of Symphony fitted grey wardrobes which have fitted drawers, shelving and hanging rails. There is a TV point and door to the en-suite.

En-Suite

The en-suite has been upgraded by the current owners to now be fully tiled, with a larger chrome dual fuel towel radiator, toilet, floating hand basin chrome mixer tap, LED mirror cabinet with demister, electric shaver point, double width shower enclosure with glass sliding door, mains thermostatic shower, a uPVC double glazed window, down-lights and an extractor. Tile effect Karndean Luxury flooring.

Bedroom Two

Spacious double bedroom with a uPVC double glazed window to the front elevation. There is a symphony-fitted sliding double wardrobe and radiator.

Bedroom Three

A good sized double bedroom with a recess which would be perfect for fitted wardrobes. There is a wall mounted radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom Four

A good sized double bedroom with a recess which would be perfect for fitted wardrobes. There is a wall mounted radiator and a uPVC double glazed window overlooking the rear garden.

Bathroom

Upgraded bathroom, with LED mirror cabinet with de-mist function and shaver socket. The owners installed a larger chrome dual-fuel towel radiator, the bathroom has been fully tiled. There is a deep bath with a glass shower screen, mixer tap and thermostatic mains shower. Toilet, a floating hand basin



with chrome mixer tap, a further electric shaver point, extractor, down-lights, Karndean 'tile' effect luxury flooring and a uPVC double glazed window.

Front & Parking

The front has tarmac Parking side-by-side for two cars and an area of lawn with planting borders.

Garage

A single integrated garage, with power, lighting, an up-and-over door, an internal door to the hall and the Worcester gas fired boiler.

Garden

The Southerly facing garden has been landscaped with a large patio, lawn with sleeper retained bedding border and young trees. There is a gated passage to the front. There are outdoor electric sockets, lighting and water tap.

Location

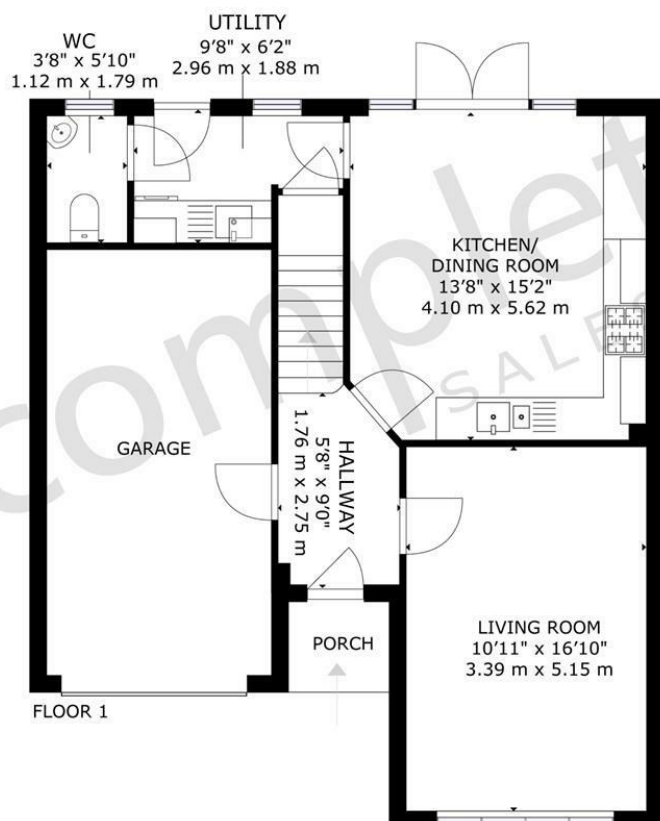
Located just off Europa Way, Myton Green is an ideal location for commuters working in Birmingham or Coventry, with the M40 being a 10-minute drive, offering links to both major cities in under 45 minutes. The development also offers easy access to Milton Keynes via M45 or M1 and to Northampton via A45. There is easy access to both Leamington and Warwick Town Centres with their associated train stations, which importantly provide easy commuting to London (1h30m).

The thriving town centre of Warwick boasts an eclectic array of shops, cafes, bars and restaurants, all nestled within the spectacular historic setting. Warwick is famous for its medieval castle, built in 1068. Stroll around the castle grounds, take in its incredible history and enjoy the shows and activities running daily – there's something for all the family.

You'll find an excellent selection of primary and secondary schools situated within easy reach of the development. Myton High School and St Patrick's Catholic Primary School both rank as "good" on Ofsted reports and are within proximity to Myton Green, with plans for a new local Primary School as well as GP surgery and shops.

Leamington Spa offers in abundance a vast array of independent boutiques and chain retailers, a





GROSS INTERNAL AREA
FLOOR 1: 548 sq.ft, 51 m², FLOOR 2: 710 sq.ft, 66 m²
TOTAL: 1258 sq.ft, 117 m² (NOT INCLUDING GARAGE)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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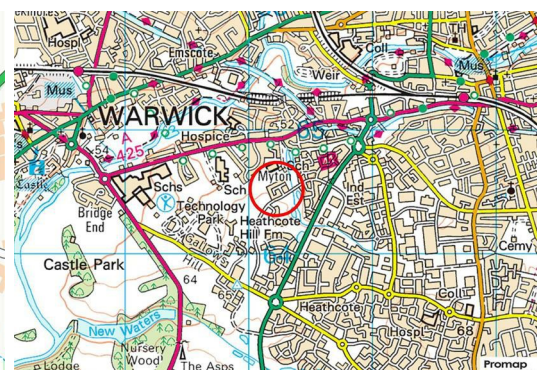
thriving social scene including excellent pubs, regency architecture, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages. There is a plethora of day-to-day amenities and you are never far from something to do, be that for young professionals, retirees or families such as the beautiful parks of Jephson Gardens, Victoria Park and Newbold Comyn. The Cotswolds are on the doorstep of the town only being a short drive away making this development ideally situated whatever your needs.





- A Superb Detached Home
- Built By Redrow Homes
- Four Double Bedrooms
- Two Parking Spaces
- Cul-De-Sac

- Situated On Myton Green Development- Europa Way
- The 'Marlow' Design 2021
- South Facing Garden
- Integral Garage
- Remainder NHBC Guarantee



LAVENDER CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	84
(69-80) C	
(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

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