



MYTON CRESCENT,

complete ●●●
SALES & LETTINGS





A contemporary four-bedroom detached on Myton Crescent just off Myton Road in Warwick. The spacious home is set on a large 0.26-acre plot and has been modernised. The stylish family home comprises an entrance hall, living room, sitting room, kitchen diner, large conservatory, a utility, guest WC, four bedrooms, a family bathroom and an en-suite & dressing room. The family home also benefits from a garage, loads of parking to the front and a large flat rear garden. The sought-after factor for this property is the location! which is great for schools such as Myton School, Warwick School, Warwick Prep, Kings High School, Coton End and the new Myton Gardens. Well located for the Leamington & Warwick train stations. The home is within easy reach of St Nicholas Park and Victoria Park.

It's in the details...

Entrance hall

A stylish aluminium powder coated Front door, central window and matching side double glaze windows lead to the hallway which has timber effect tiled flooring on zonal underfloor heating, there is a large radiator with mirror, sharps under stairs storage cupboards, painted glass staircase leading to the first floor. Modern glazed doors lead through the living room, sitting room, kitchen diner and door through to the guest WC.

Guest WC

Continuation of the tiled timber flooring, with under-floor heating, stylish half-tiled walls with floating toilet with flush chrome controls, floating hand basin with surface mount mixer and glass bowl sink. There is an extractor, chrome radiator, down-lights and a uPVC double glazed window with fitted blind.

Living Room

Fitted with stylish white-washed engineered oak in a chevron pattern which includes large uPVC double glazed sliding doors to the conservatory. There is a gas insect fire log effect, two uPVC double glazed windows to the side elevation and uPVC double glazed windows to the front elevation with fitted blinds. There is an array of down-lights and wallpaper walls.

Conservatory

A large double glazed conservatory with brick smaller height walling, polycarbonate roof, large windows and French doors to the garden.

Sitting Room

With whitewashed engineered oak flooring in a Chevron pattern. There is a radiator and double doors through to the kitchen diner. There is a uPVC double glazed window to the rear.

Kitchen Diner

Timber effect tiled flooring, with the under-floor heating. Stunning matte finished handleless kitchen, with grey quartz worktops and a large stainless steel sink with surface-mounted mixer tap. A Siemens induction hob with a Siemens two-ring gas hob. A large glass splash-back and a contemporary extractor over. There is a quartz centre Island, with waterfall quartz sides, a fitted wine fridge and breakfast bar space. There is a large area for a dining table with aluminium anthracite coloured, double glazed sliding doors. There are down-lights, a radiator and double glazed door through to the conservatory. There is a fitted Samsung oven, Samsung microwave oven, space for an American fridge, fitted Siemens dishwasher and there is a uPVC double glazed window to the side elevation. Door for utility.

Utility

A large utility which has quartz worktops, a single bowl stainless steel sink with a flexible mixer tap and a drainer. Timber effect tile flooring with under-floor heating. Space and plumbing for a washing machine, space for a dryer, large storage cupboards and drawers. UPVC double glazed door with matching side window to the garden. There are downlights, a radiator and a door to the garbage.

Landing

A huge landing with a glass balustrade, downlighting, secure storage cupboard, radiator, a uPVC double glazed window to the front elevation with fitted blinds and doors through to the four bedrooms and bathroom.

Bedroom One

With downlights, two ceiling lights, a sliding door to the dressing area with storage. There are two uPVC double glazed window overlooking the rear garden with fitted integral blinds. Two radiators and pocket door through to.

En-Suite

A stylish en suite, with marble effect tiling to the floor and walls with underfloor heating. A large static glass screen with slate effect low profile shower tray, with rainfall shower and a handheld attachment. There is a concealed waste floating toilet, with flush chrome wall controls, a floating vanity storage drawers with a sink and mixer tap. Mirror cabinet with LED lighting, a chrome towel radiator, down-lights, an extractor and a uPVC window.

Bedroom Two

A spacious double bedroom with feature painted wall, a radiator and uPVC double glazed windows



overlooking the rear garden with integral fitted blinds

Bedroom Three

A spacious double bedroom with feature painted walls, a radiator and uPVC double glazed windows overlooking the rear garden with integral fitted blinds

Bedroom Four

Single bedroom, with a radiator and a uPVC double glazed window to the front elevation with integral fitting blinds.

Bathroom

A very stylish bathroom, which has a p-shaped bath with a bi-fold glass shower screen, a chrome thermostatic mixer tap with a handheld shower attachment over. Concealed waste floating toilet, with flush pushbutton controls, large vanity floating sink with drawers sink and mono-bloc mixer tap. There is an electric mirror, stylish tiling to floors and walls some of them with a textured ripple effect. Two uPVC double glazed windows both with fitted integral blinds, a chrome towel radiator, extractor and down-lights.

Rear Garden

A huge garden which has been landscaped with huge tiled patios, rendered boxing for planting, stylish timber fencing, a reflective glass roof Pergola. There is a huge stripey lawn - South East facing.

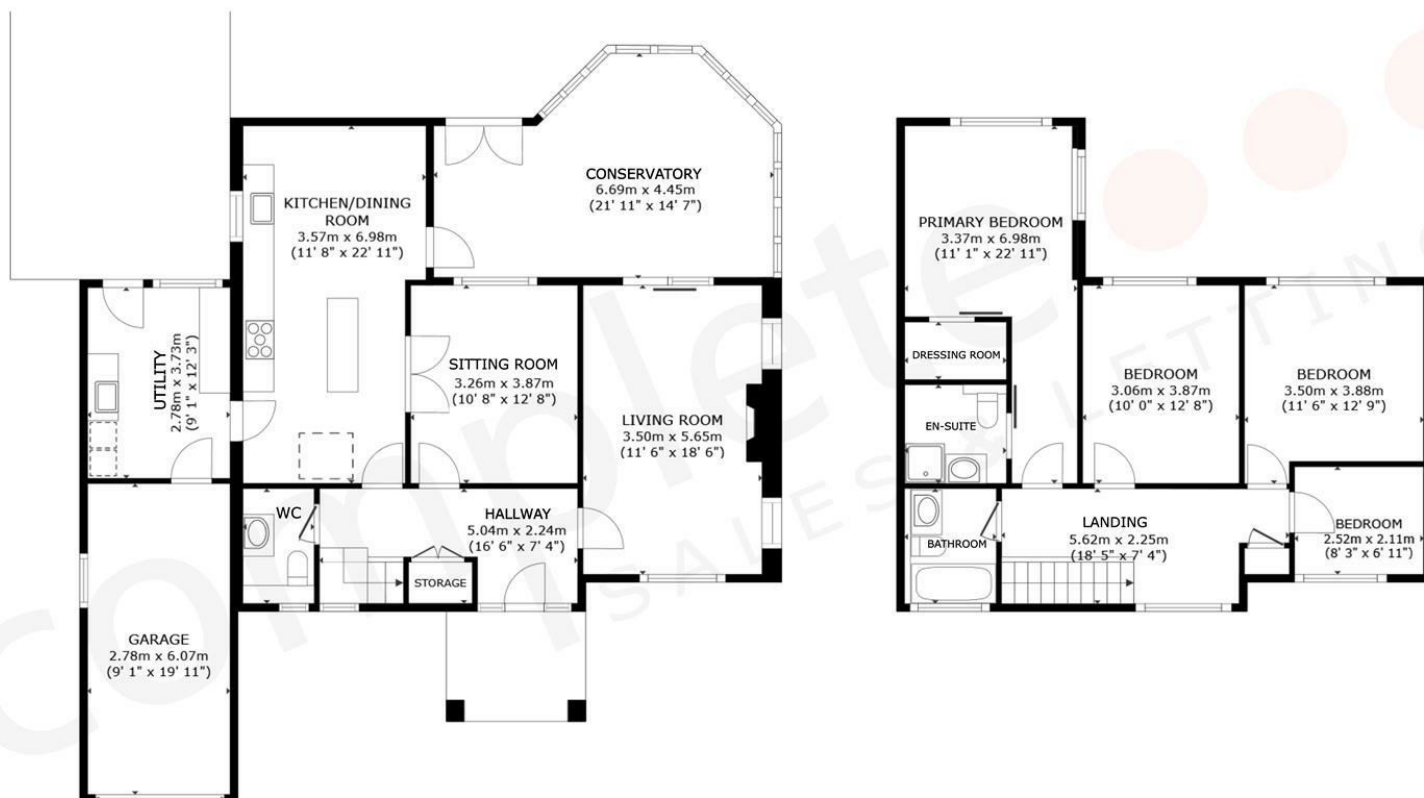
Front & Parking

A large gravelled driveway- for parking many cars with the central circular feature & tree. Gardens retained with laurel bushes, a side gate to the rear garden. Storm porch with lighting & pillars being tiled to the entrance door.

Garage

We have an up-and-over electric sectional door, down-lights, a uPVC double glazed window, a gas boiler with a hot water tank. Pressure system. Electric consumer unit.





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GROSS INTERNAL AREA
FLOOR 1 109.7 m² (1,181 sq.ft.) FLOOR 2 71.4 m² (769 sq.ft.)
EXCLUDED AREAS : GARAGE 16.9 m² (182 sq.ft.) VERANDA 5.8 m² (63 sq.ft.) PATIO 63.3 m² (681 sq.ft.)
TOTAL : 181.2 m² (1,950 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Location

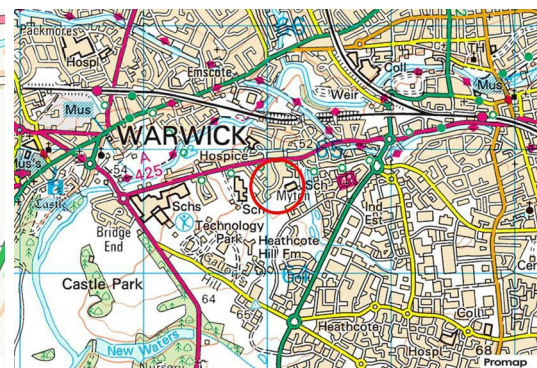
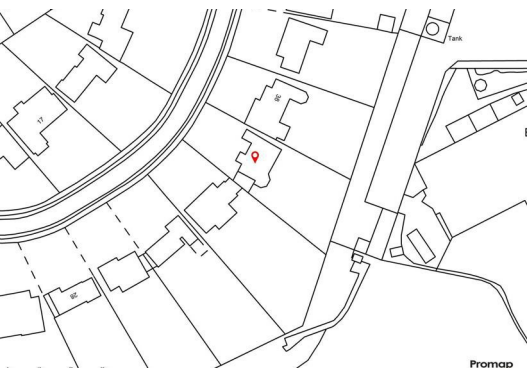
Myton Crescent is a sought-after location just off Myton Road, it falls within the catchment area for Coten End and Emscote School both of which have an outstanding Ofsted rating and are within walking distance to both Myton School and Warwick School, Kings High, Warwick Prep and Myton Gardens. Well positioned for Warwick & Leamington train stations and both town centres. Very close to local stores and Shires retail Park, a supermarket very locally, The Moorings pub is also a stroll away and so are lovely canal walks. A further walk away and you can get to Victoria Park in Leamington which can take you to the train station. Down Myton Road, you can get to the family-friendly St Nicholas Park in Warwick leading to Warwick Castle via river views.





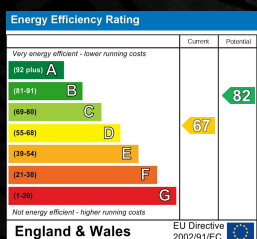
- A contemporary Detached
- Living Room
- Kitchen Diner
- Family Bathroom & En-Suite
- Good School Catchments

- Four Bedrooms
- Sitting Room
- Utility & Guest WC
- 0.26 Acre Plot
- Large Drive & A Garage



MYTON CRESCENT, WARWICK

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



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