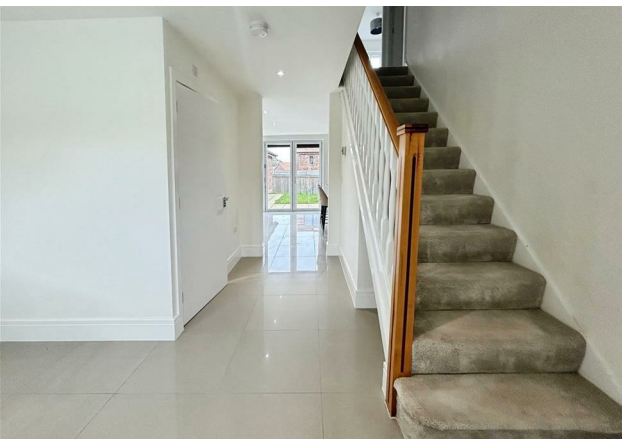




MUIRHEAD CLOSE, OFF EUROPA WAY

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SALES & LETTINGS





Built in 2021 by Avant Homes, to the 'Purbeck' design. This beautifully presented detached family residence combines contemporary luxury with everyday comfort in one of the area's most desirable locations. A welcoming entrance hallway featuring a generous study area, perfect for home working, along with a convenient cloakroom and built-in storage. The bay-fronted living room offers a bright and relaxing space for family gatherings, while the impressive open-plan kitchen is the true heart of the home — complete with a stylish central island, premium finishes, and French doors leading out to the landscaped garden, ideal for entertaining. Upstairs, you'll find four spacious double bedrooms, including a luxurious master suite with its own en-suite shower room. A beautifully appointed family bathroom completes the first floor. Outside, the home continues to impress with a private rear garden designed for relaxation and play, a garage with a pitched roof offering additional storage, and a tandem driveway providing ample parking. Combining modern design, elegant detailing, and a prime location, this home offers the perfect setting for family living at its finest.

Entrance Hall

Bright and welcoming Entrance Hall with high gloss tiled flooring, stairs rising to the first floor accommodation

Kitchen/Dining Room

The kitchen features an extensive range of wall and base units complemented by stylish work surfaces incorporating a sink, electric double oven, integrated fridge freezer, and dishwasher. A central island with an electric hob and cooker hood extractor provides a focal point for both cooking and entertaining. Natural light floods the space through a rear-facing window and elegant tri-fold doors that open directly onto the garden. A central heating radiator completes this well-appointed room.

Utility Room

The utility room is finished with polished tiled flooring and features a cupboard housing the central heating boiler, along with space and plumbing for a washer and dryer. Additional highlights include a central heating radiator and recessed spotlights, combining practicality with a sleek, modern finish.

Living Room

The living room is spacious and filled with natural light, featuring a large double-glazed bay window to the front aspect and a central heating radiator, creating a warm and inviting atmosphere.

Guest Cloakroom

The cloakroom/WC features tiled flooring, a low-level flush WC, and a hand wash basin with a tiled splashback. Additional features include a central heating radiator, double-glazed window, and recessed spotlights, creating a bright and contemporary finish.

Primary Bedroom

The primary bedroom is generously proportioned, featuring a double-glazed window to the front elevation, fitted wardrobes, and a dedicated dressing area. A central heating radiator ensures comfort throughout the year, completing this elegant and well-appointed space.

En-Suite

The en suite is fully tiled and finished to a high standard, featuring a walk-in shower enclosure with both rainfall and handheld shower heads, a hand wash basin with mixer tap set above a sleek vanity unit, and a low-level flush WC. Additional features include a storage cupboard, full-length stainless steel heated towel radiator, recessed spotlights, and an extractor fan, creating a modern and luxurious space.



Bedroom Two

A spacious double bedroom, fully carpeted for comfort, featuring a double-glazed window overlooking the rear elevation, a central heating radiator, and a ceiling light point. This inviting room offers a warm and tranquil setting.

Bedroom Three

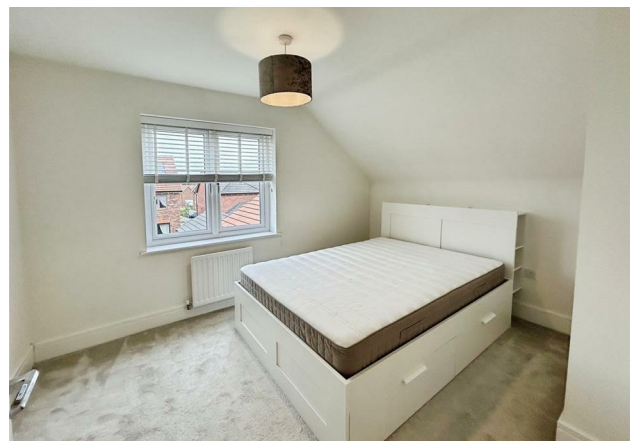
A well-proportioned double bedroom featuring a built-in storage cupboard, central heating radiator, and ceiling light point. This comfortable room offers practicality and style in equal measure.

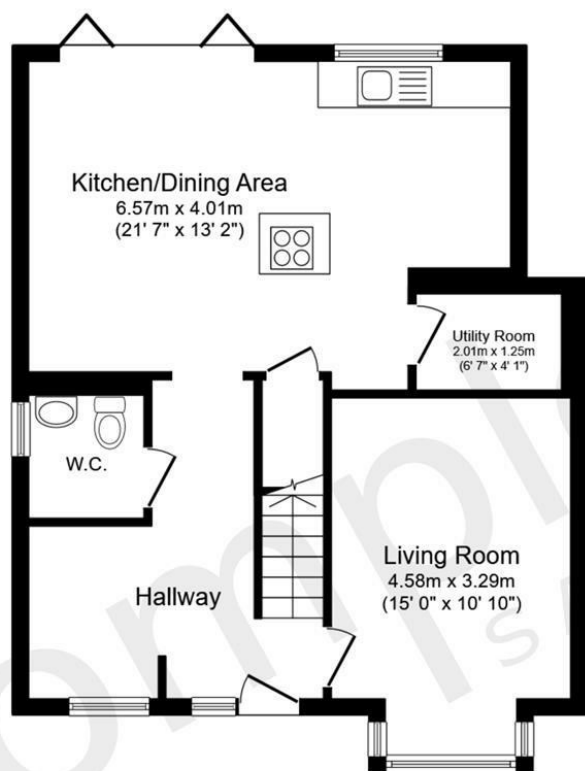
Bedroom Four

With double glazed window to the rear elevation, fully carpeted and central heating radiator.

Family Bathroom

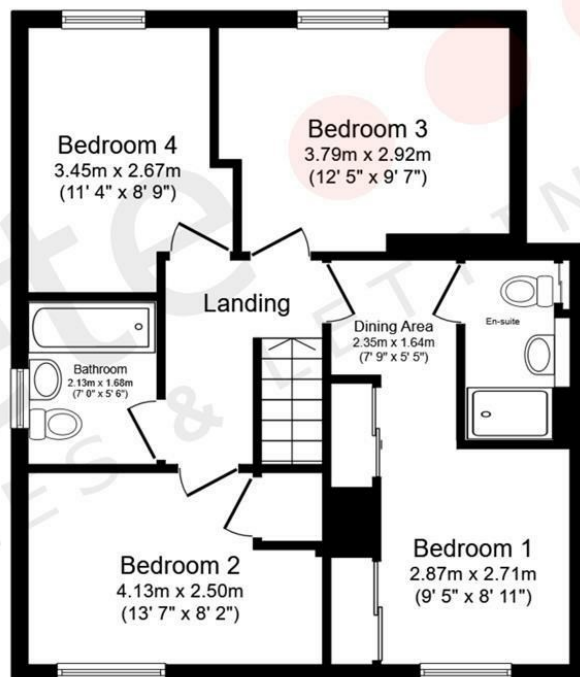
The family bathroom is fully tiled and beautifully presented, featuring a large panelled bath with contemporary mixer taps and an overhead rainfall shower. A porcelain sink with mixer tap is set above a stylish vanity unit, complemented by a low-level flush WC. Additional features include a heated towel radiator, recessed spotlights, extractor fan, and a double-glazed window to the side elevation, creating a bright and luxurious space.





Ground Floor

Floor area 57.2 sq.m. (616 sq.ft.)



First Floor

Floor area 55.9 sq.m. (602 sq.ft.)

Total floor area: 113.1 sq.m. (1,218 sq.ft.)

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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



Rear Garden

Fully enclosed and fenced rear garden laid to lawn and patio with gated side access and garage access.

Garage And Parking

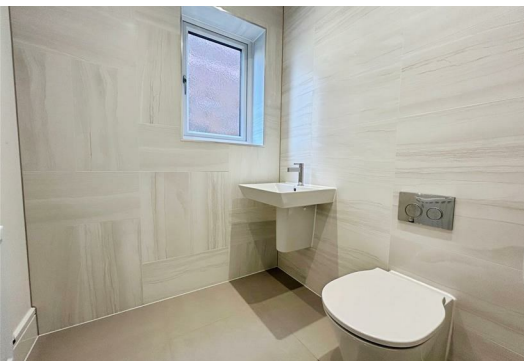
Driveway parking for two vehicles and wider detached garage - with up and over door, and pedestrian door to the garden- eaves storage potential, power and lighting (3.8mx 6.8m)





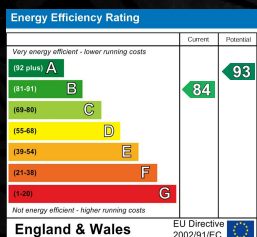
- Avant Home Built In 2021
- Detached Property
- Separate Lounge
- Guest Cloakroom
- Private Rear Garden

- Four Double Bedrooms
- Open Plan Kitchen/Dining Area
- Utility Room
- Master Bedroom With En-Suite
- Garage



MUIRHEAD CLOSE, WARWICK

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



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