



BY DESIGN



2 Boleyn Close, Warwick, CV34 6LP

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A spacious 3 bedroom link-detached home located within a quiet cul-de-sac off the prestigious Myton Road, Warwick. This beautiful property is in an ideal location for Warwick, Leamington, Leamington Spa train station and local parks such as St Nicholas Park and Victoria Park.



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Sold with No Onward Chain

Built **1986**

Internal Size **1138 sq/ft**

Bedrooms **3**

Bathrooms **1**

Downstairs cloakroom **1**

Reception Rooms **3**

Music Room/Office/Downstairs Bedroom

Fireplace **Gas**

Driveway **2**

Garden **North**

Garage/Utility Room

Electric Car Charging Point

Council Tax **D**

EPC Rating **C**

Local Authority **Warwick**

At the front of the property is a red brick, block-paved driveway large enough for two cars. There's a single garage which has been reduced in size internally to accommodate a new office/music room and there is a convenient electric car charging point fitted to the side of the front porch.

The property has an enclosed entrance hallway/porch with downstairs cloakroom, which leads through to the main living space. The living room is semi-open plan with an arched entrance separating the living room and kitchen. This opening allows double aspect natural light from the rear garden and the front driveway and allows for a more sociable way of living, making it great for entertaining friends and family.

Off the living room is an office/music room which was designed by the current owners by reducing the internal size of the single garage. This creates an additional reception room, which could be used as a fourth bedroom, which is lovely and bright with it's own access out into the

rear garden. The garage is used for storage and as a utility room.

At the rear of the property is a bright and stylish shaker kitchen with lots of storage and ample room for a large dining table. With access immediately into the garden, the current owners make the most of relaxing in their private rear garden at every chance they get.

On the first floor there are 3 bedrooms and a family bathroom. The primary bedroom is a generous size with plenty room for large furniture and a king size bed. The second bedroom fits a double bed with room for wardrobes and the third bedroom is a single room which is currently used as a walk-in wardrobe/dressing room.

Off the landing is a good size, tiled bathroom with a walk-in shower. The built-in vanity and chrome heated towel rail are beautiful additions to this stylish, tiled bathroom.







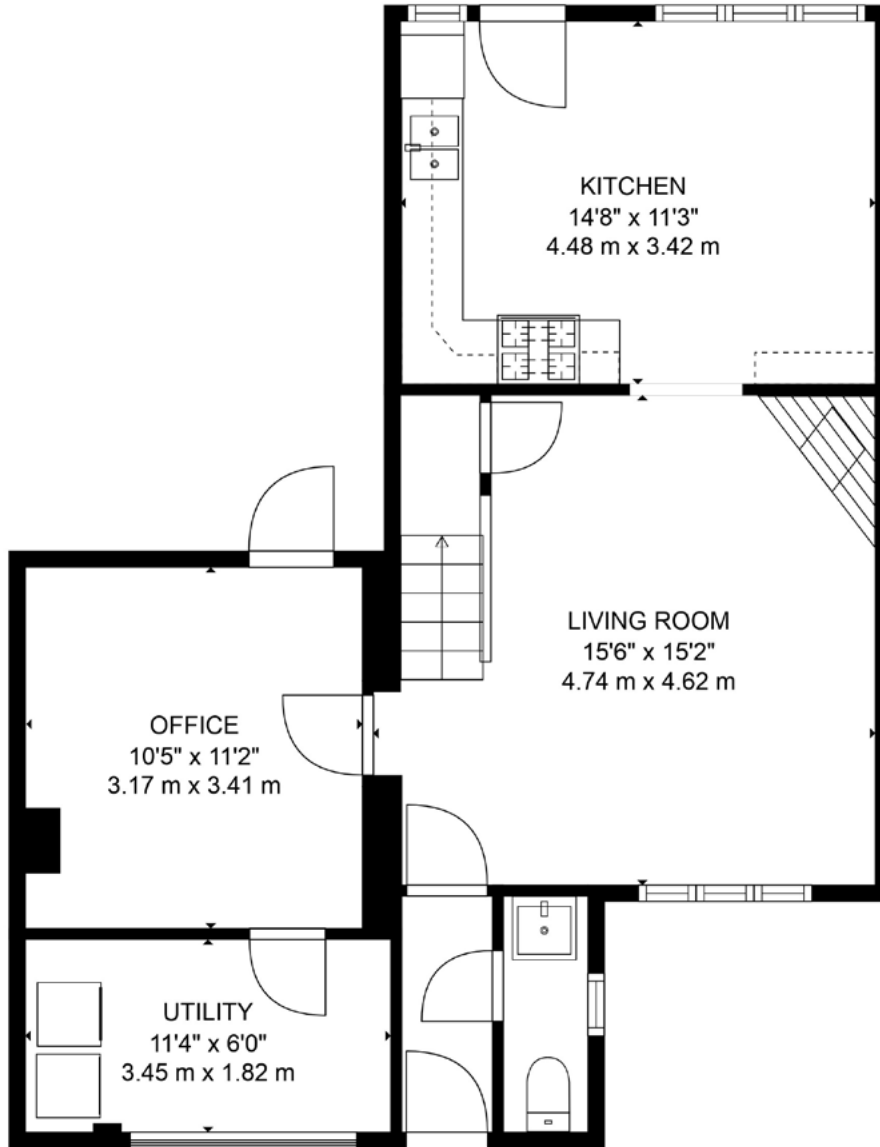




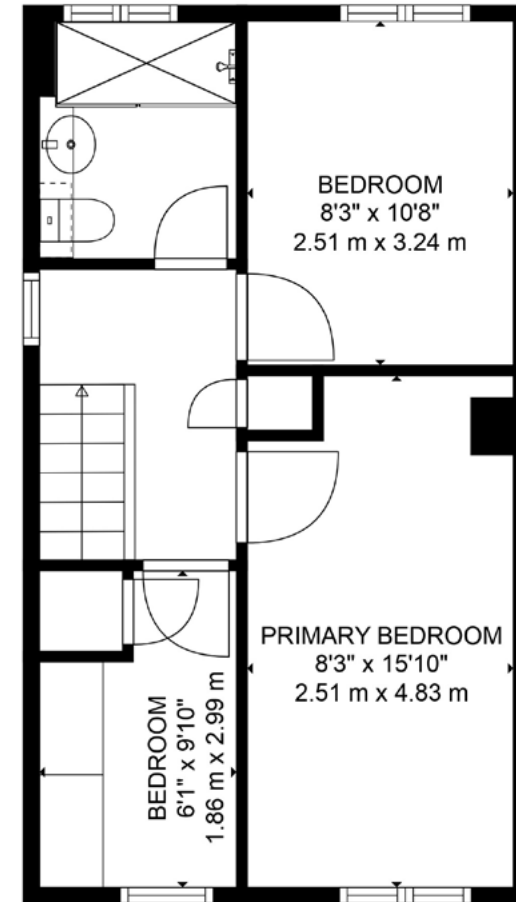








FLOOR 1



FLOOR 2

Total scanned area: 1138 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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