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66, Conrad Lewis Way, Warwick

Price Guide  
£439,000





Constructed in circa 2021 by Avant Homes, this high-specification, three-bedroom detached house is situated in a modern development known as Myton Green, just off Europa Way., with quick and easy access to both Leamington and Warwick Town Centres, The accommodation afford an entrance hall, open dining kitchen, central cloakroom and utility cupboard, living room with bi-fold doors, en-suite to master, main bathroom, fully boarded roof space, driveway and rear garden with summer house. Energy rating B.

#### Location

The property is located just off Europa Way in a pleasant tucked-away position, providing easy access to both Leamington and Warwick Town Centres with their associated train stations. These importantly provide easy commuting to both London (1h30m) and Birmingham (30m) as well as many other population centres and the M40 motorway network is less than ten minutes commute by car. Leamington Spa and Warwick offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.

#### Approach

The driveway to the side of the property provides off-road parking for several cars. A small front garden with mature flowering plants and a couple of steps lead up to the front door.

#### Entrance Hall

Radiator, wood effect floor, built-in double door cloaks/coms cupboard with electric light.

#### Dining Kitchen

13'8" x 9'8" (4.17m x 2.96m )

This open-plan space has a range of two-tone wall and base units. Built-in electric oven with a combination oven beneath, ceramic hob with a concealed extractor unit over, stainless steel sink set into complementary worksurfaces with a tiled backsplash, integrated dishwasher, LG American style smart fridge freezer which is plumbed in, recessed spotlights to ceiling in the kitchen area, and pendant light fitting in the dining area, a radiator, matching floor and a double glazed window to the front elevation.

#### Guest Cloakroom

Continuing through to the middle of the property there is the large guest WC, with a low-level flush WC, wall-mounted wash hand basin, wood effect flooring, recessed spotlights to ceiling, a radiator, two walls are tiled and one is a feature wall. There is also space for a tumble dryer.

Opposite the WC is a spacious understairs utility cupboard, with space and plumbing for a washing machine with a worksurface above and some open shelving.

#### Living Room

16'4" x 10'9" (4.98m x 3.28m)

With the continuation of the matching floor, two radiators and double-glazed bi-fold doors provide access to the rear garden.

#### First Floor Landing

Carpeted stairs lead up to the first-floor landing, having window-to-side elevation, a large airing cupboard where the boiler is housed, access to the fully boarded loft void which has a loft ladder, light and electric points and a roof light.





#### Bedroom One

11'8" x 8'4" (3.58m x 2.56m)

Benefitting from having a run of built-in wardrobes, wood effect flooring, double glazed window to the rear elevation, radiator and door to:

#### En-suite Shower

A modern white suite comprising; a walk-in shower enclosure with a hand-held shower attached shower and fixed shower head, WC with a concealed cistern, low-level flush WC, with recessed storage cupboard above, countertop wash basin with drawer beneath, wood effect flooring, chrome heated towel rail, extractor fan, recessed spotlights and a double glazed window to the rear aspect.

#### Bedroom Two

11'0" x 8'7" (3.37m x 2.62m )

Having wood effect flooring, a radiator and a double-glazed window to the front elevation.

#### Bedroom Three

7'6" x 7'4" (2.31m x 2.24m)

Having a range of built-in furniture including a wardrobe, overhead storage cupboards and desk, wood effect flooring, radiator and a double-glazed window to the front elevation.

#### Main Bathroom

White suite comprising bath with a telescopic shower attachment and a fixed-head shower with glazed screen. Countertop wash basin with drawer beneath, WC with a concealed cistern, matching floor, extractor fan, downlighters and a chrome heated towel rail.

#### Outside

Stepping out from the living room there is a large paved patio area. A paved path leads up to the rear of the garden where there is a large wooden summer house (4.66m x 2.96m) which benefits from having power and light as well as providing excellent additional entertaining or workspace. The remaining garden is laid to lawn with some established plants, and a pedestrian gate gives access out to the drive.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the heating, domestic hot water system,

kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax Band

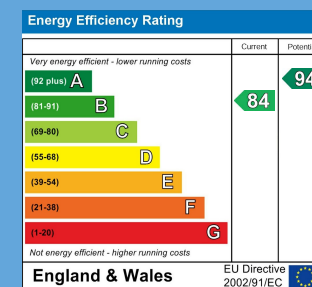
Band E Warwick District Council

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Warwick Office  
17-19 Jury St,  
Warwick  
CV34 4EL

01926 499540 [ehbresidential.com](http://ehbresidential.com)



Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN