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206, Myton Road, Warwick

Price Guide £975,000



A rare opportunity exists to acquire this mature detached family residence, situated on a small private service road, set back from the highly desirable Myton Road. The extremely well-appointed accommodation stands in delightful, generously sized front and rear gardens. The layout is as follows: entrance porch, reception hall, living room, dining room, spacious breakfast kitchen, five good-sized bedrooms, a Jack & Jill en-suite shower, and a family bathroom. Outside, there is a driveway providing access to the amazing garaging, which incorporates an external cloakroom, utility area, covered wood store and an adjacent garden store. Energy rating: D.

Location

The property is ideally located for a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within

walking distance. Commuting is easy with regular trains from Warwick Station and from Warwick Parkway and Leamington Spa to London Marylebone. The motorway network is easily accessible with junction 15 of the M40 giving access to Birmingham and the north and London and the south.

Approach

Through a part glazed, leaded light entrance door into:

Entrance Porch

Herringbone pattern Oak flooring, inset coir mat, hat and coat rail space, wall light and a sealed unit double-glazed door to:

Reception Hall

Matching floor, radiator, further hat and coat rail space, under-stairs storage, wall-mounted digital thermostat control, staircase rising to First Floor and doors to:

Dining Room

14'6" x 12'2" (4.44m x 3.71m)

Engineered wood flooring, Claygate (original style) fireplace with inset wood burner, radiator, double glazed window to front aspect and glazed double opening doors to:

Living Room

22'8" max x 15'5" (6.91m max x 4.70m)

The room features a tiled floor with underfloor heating, an attractive brick surround fireplace with a recessed Gazco gas-fired stove, a terracotta tiled floor, and a heavy beam overhead. There is a wall-mounted digital thermostat control panel for the underfloor heating and an under-stairs storage cupboard. The room also has double-glazed windows and double-glazed French doors provide access to the gardens.





Breakfast Kitchen

24'8" x 12'11" narrowing to 10'3" (7.52m x 3.96m narrowing to 3.13m)

Having a range of matching base and eye level units, complementary worktops and upturns. Inset single drainer sink unit with mixer tap and rinse bowl. Smeg dual fuel cooker with gas hob and extractor unit over. Integrated Bosch dishwasher, space for upright fridge/freezer, downlighters to the Kitchen area, double-glazed window to rear aspect and a double-glazed casement door provides access to the garden.

Breakfast Area

Original Maple block flooring, marble-effect fireplace with inset electric fire, radiator, wall lights, and ceiling light point and a double-glazed splay bay window to the rear aspect.

Half Landing

With stairs in opposite directions leading to the Master Bedroom and the main landing for the remaining bedrooms and the Family Bathroom.

Main Landing Area

Built-in glazed book/storage cabinets, radiator, access to roof space, built-in airing cupboard. Doors to:

Bedroom Two

13'0" x 11'8" (3.98m x 3.57m)

Wall light fitting, radiator and a wide double-glazed bay window to the front aspect.

Bedroom Three

11'9" x 11'5" (3.60m x 3.49m)

Radiator, built-in mirror fronted wardrobes and a double glazed window to rear aspect.

Bedroom Four

12'0" x 9'11" (3.66m x 3.03m)

Built-in full height mirror fronted twin double door wardrobes, radiator, double glazed window to front aspect. Door to the Jack & Jill en-suite.

Bedroom Five

10'5" x 7'5" (3.19m x 2.27m)

Radiator and a double-glazed window to the rear aspect.

Bathroom

11'11" x 8'0" (3.64m x 2.46m)

White suite comprising WC, bidet, wash basin wall mounted adjacent display worktops and a range of storage cupboards and drawers below. Shaver point, chrome heated towel rail, radiator, feature sunken "P" shaped bath with side mixer taps, shower system and a





glazed shower screen. Complementary tiled splashbacks, vanity mirror and wall lights and double-glazed windows on two sides.

Landing area to Master Bedroom

Radiator, two double-glazed windows and door to:

Master Bedroom

15'5" x 14'0" (4.70m x 4.27m)

features a high apex ceiling, built-in mirror-fronted wardrobes, two radiators a double-glazed window and double-glazed French doors with a Juliette balcony overlooking the rear gardens. Door to:

Shared En-Suite

12'1" x 4'1" (3.69m x 1.25m)

White suite comprising WC, bidet, wash basin with drawers and storage cupboards beneath and vanity mirror over. Tiled shower enclosure with shower system, glazed shower screens and door, heated towel rail and a double-glazed window.

Outside

There is a well-tended, lawned front garden with a gravelled driveway providing good off-road parking with leads to the garaging.

Garage One

25'3" x 11'4" (7.72m x 3.46m)

Having part glazed timber double opening doors, power and light. At the rear of the garage, there is a utility area with a worktop and inset single drainer sink unit. There is a floor-mounted Worcester gas-fired boiler. Space and plumbing for washing machine and tumble dryer, tall storage unit and eye-level storage cupboard and a double-glazed window to the rear aspect. Multi-paned, double glazed doors lead through to:

Garage Two

24'2" x 11'0" (7.39m x 3.36m)

Again having part glazed double opening doors, power and light, and a double glazed window to the side aspect, From the rear of the garage a solid casement door leads to a Covered Area/Log Store (2.45m x 1.90m), with access to the garden and a latched door to an Implement/Garden Store (2.59m x 1.24m) with power and light.

Delightful Rear Garden

Which are a particular feature of the property. There is a decked area to the rear of the kitchen with a double-glazed pitched canopy and doors lead to a WC and the garaging. Which is a particular feature of the property, laid mainly to lawn with well-stocked beds and borders housing a variety of specimen trees. A pathway leads to a very nice, paved sun terrace with a Pergola. There is an outside tap and a good-sized Shed (3.49m x 2.01m). The gardens are enclosed on all sides with pedestrian access on both sides.





Gardeners WC

Low flush WC with a concealed push button cistern, wash basin with storage cupboard below. Wood effect floor, downlighters, complementary tiled splashbacks and mirror, double glazed window.

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. 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 and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

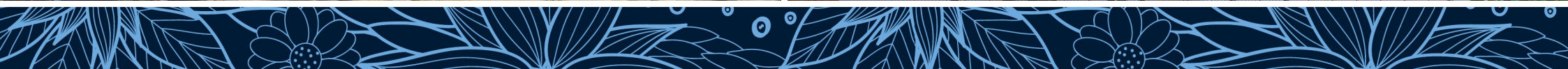
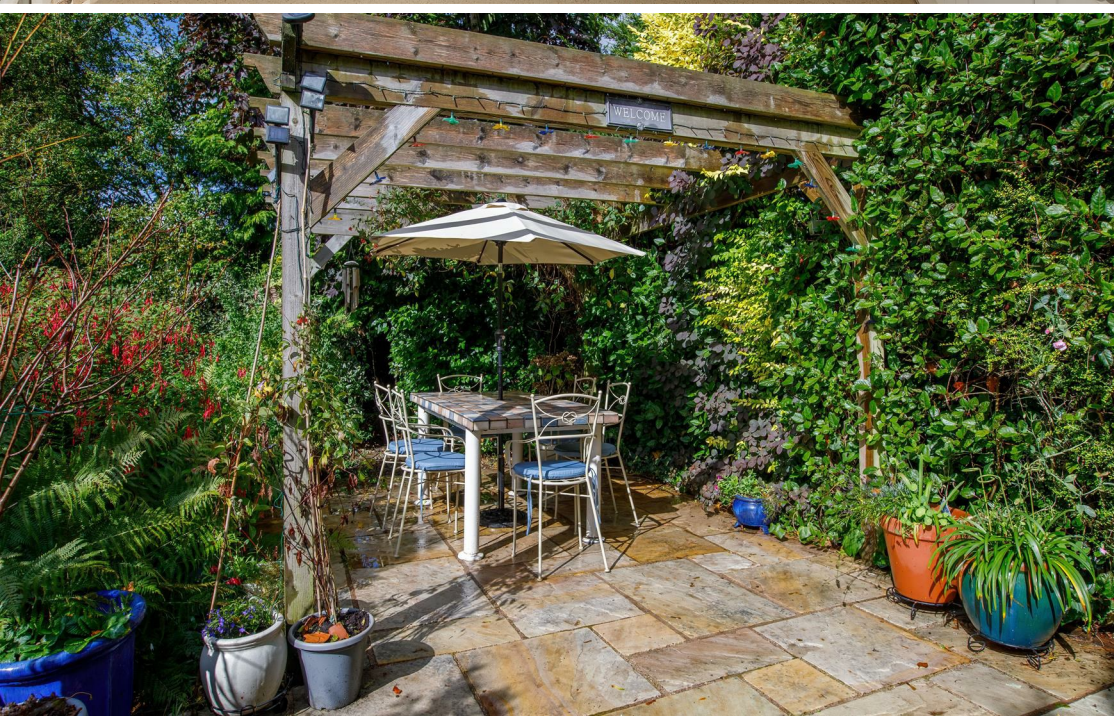
Council Tax

The property is in Council Tax Band "G" - Warwick District Council

Postcode

CV34 6PS

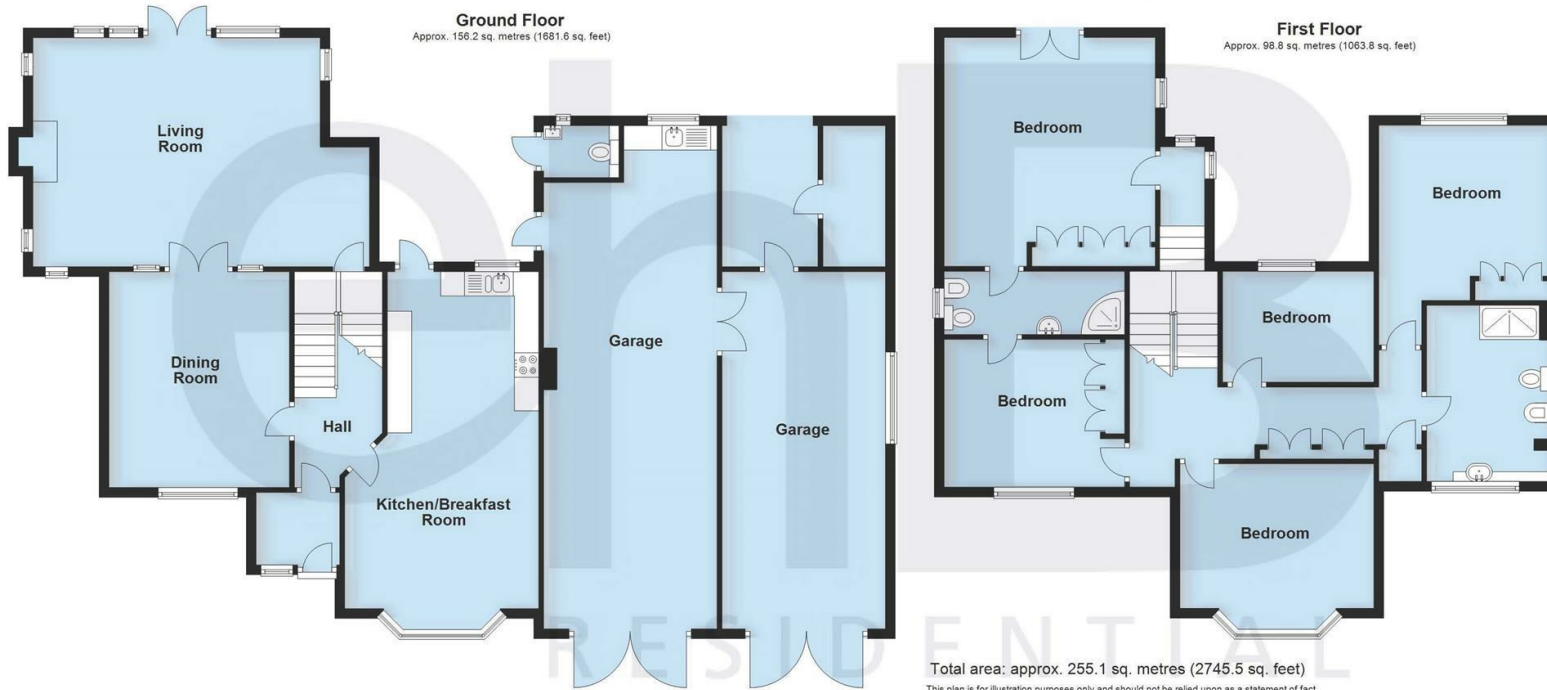






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	63	
England & Wales	EU Directive 2002/91/EC	

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