



Myton Road, Warwick

*Distinctive  
Collection*





# Myton Road

Warwick, CV34 6PS

Offers over €760,000

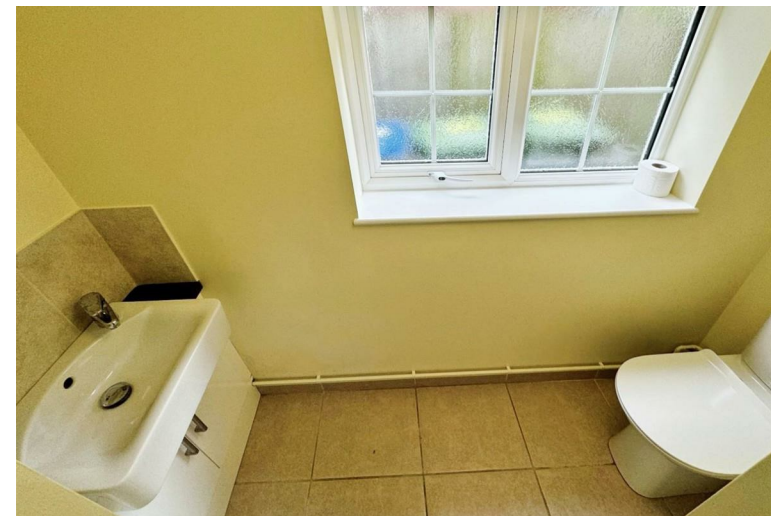
Welcome to this stunning four-bedroom detached family home located on the prestigious Myton Road in Warwick. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bathrooms, there will be no more morning rush-hour queues in this household! Outside there is a mature and well established rear garden as well as an attractive fore garden, driveway and garage.

Situated in a prime location off Myton Road, this house offers the perfect blend of convenience and tranquillity. Imagine coming home to a peaceful neighbourhood with all the amenities you need just a stone's throw away. The school commute could be a thing of the past with this property, within striking distance is one of the best private, boys and girls school for primary and secondary. Additionally, Myton School is just a 5 minute walk away.

The property comes with no upward chain, making the buying process smooth and hassle-free. The house is in fabulous condition, newly carpeted and decorated, ready for you to move in and add your personal touch.

Don't miss out on the opportunity to own this beautiful family home in Warwick. Book a viewing today and start envisioning your future in this charming property on Myton Road.





## Location

Myton Road is located just on the outskirts of Warwick town centre and within an easy walking distance to all the amenities. Warwick is a small town with a number of boutique shops, bars and restaurants as well as a supermarket and a world renowned medieval castle. This home is fabulously located for the A46 and M40 road networks as well as two train stations - Leamington and Warwick which are walkable with multiple trains, daily, going in to London Marylebone and Birmingham New Street. The closest and bigger town is Leamington Spa which is just 2 miles to the centre. Stratford upon Avon is just over 10 miles and Coventry 11 miles, all having a multitude of high street shops, cinemas, theatres etc.



#### Entrance

Entrance to the property is via a covered porch with tiles to floor and light point above front door position. The front door opens up in to the spacious entrance hall, having solid oak flooring, being newly decorated to walls and ceiling, gas central heating radiator, light point to ceiling and having white painted wooden doors leading in to all rooms as well as the down stairs WC.

#### Down Stairs WC

Tiled flooring and continuation of the new decor to walls and ceiling. Useful area for storage and the hanging of coats with a light point to ceiling. Fitted with a gas central heating radiator, obscure glazed, UPVC double glazed window to side elevation, extractor to high level and white toilet and a white basin with chrome hot and cold mixer tap with double cupboard below.

#### Reception Room One

20'10" x 15'1"

Accessed off the entrance hall and being newly carpeted and decorated to walls and ceiling, UPVC double glazed window to side elevation and double, French UPVC double glazed doors to rear elevation giving access out into the garden. Having two light points to ceiling, four light points to wall and an open fireplace with a stone hearth and mantle with brick surround, various electric sockets, TV point and two gas central heating radiators.

#### Kitchen

17'4" x 12'11" (max)

Being tiled to floor and newly decorated to walls and ceiling, dual aspect UPVC double glazed windows to side and rear elevation, LED spotlights to ceiling, one wall light and under wall unit lighting. The kitchen is fitted with a range of base and wall units with a wood frontage, chrome handle and a granite effect, melamine work surface, tiled splash back and fitted appliances of full height fridge freezer, full size dishwasher, electric oven and a ceramic hob with extractor above. Stainless steel sink with matching drainer with chrome hot and cold mixer tap, gas central heating radiator, various electric sockets and fused switches.

From the kitchen solid white painted door leading to a rear lobby and utility area. Tiling to floor, light point to ceiling, gas central heating radiator and UPVC double glazed door to side elevation leading out in to the garden. UPVC double glazed window to side elevation. Space and plumbing for washing machine and space for a stacked tumble dryer.

#### Reception Room Two

14'0" x 11'0"

Being newly carpeted and decorated to walls and ceiling, UPVC double glazed window to front elevation with gas central heating radiator below, open fireplace with a stone hearth and mantle with brick surround, various electric sockets and a high level picture rail.

From the entrance hall, newly carpeted, "dog leg" staircase with large, obscure glazed, UPVC double glazed window which leads up to the first floor landing where there is a continuation of the new carpet and new decor ad having a light point and loft access to ceiling. White painted doors leading in to all rooms.

#### Bedroom One

15'1" x 10'10"

Having a continuation of the new carpet and decor, UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and electric sockets.

White painted door which leads in to the en-suite shower room.

#### En-Suite Shower Room

Having water resistant flooring, walls being tiled to half height around basin and toilet and full height in the walk in shower. Obscure glazed, UPVC double glazed window to rear elevation, light point to ceiling and fitted with a chrome heated towel rail, extractor to ceiling above shower position, built in toilet with chrome push flush, white basin with chrome hot and cold mixer tap with cupboard below and a walk in shower with chrome shower controls, shower head and riser.

#### Bedroom Two

11'0" m x 14'0"

Having a continuation of the new carpet and decor, UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling and electric sockets.

#### Bedroom Three

13'10" x 9'0"

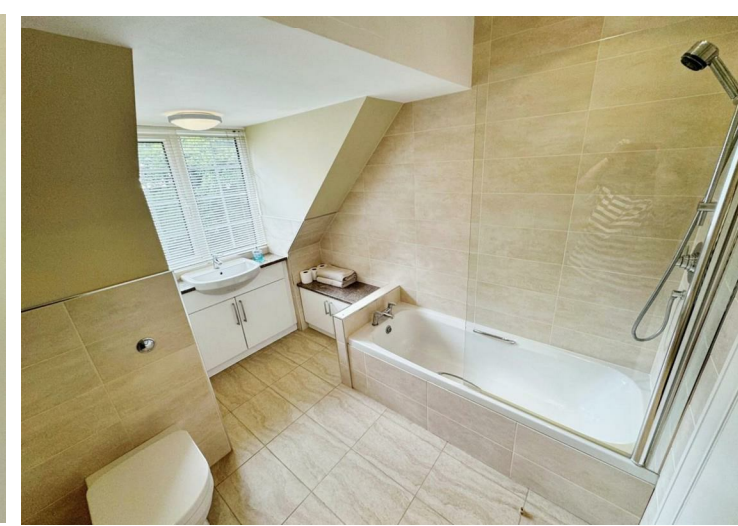
Having a continuation of the new carpet and decor, UPVC double glazed window to front elevation with gas central heating radiator, light point to ceiling and electric sockets.

#### Bedroom Four

9'9" x 9'8"

Having a continuation of the new carpet and decor, UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and electric sockets.









# The Property

## Family Bathroom

Being tiled to floor and to half height to walls around toilet and basin increasing to full height around the bath and shower area. UPVC, double glazed window to front elevation, light point to ceiling and additional LED spotlights one above bath position with extractor. Fitted with a built in toilet with a chrome flush plate, handy nook with chrome towel rail, white basin with chrome hot and cold mixer tap with double cupboard below, low level double cupboard with large shelf providing additional storage and a bath with chrome hot and cold tap with additional chrome shower controls, head and riser.

## Outside Rear

Accessed from the main reception room and from the utility area is the enclosed and mature rear garden. To the majority laid to lawn with well stocked beds and a number of fruit trees. A pathway leads to the rear of the garden where there is a wooden shed. Paved areas to both sides of the property with one having a full height gate which leads you round to the front.

## Outside Front

Having an attractive fore garden with well stocked and mature beds, Driveway parking and double white garage doors lead in to the integral garage.

## Garage

9'0" x 16'0"

Having concrete floor and exposed brick walls, benefitting from light and power and housing the Worcester combi boiler, fuse box, electric and gas meters.

## Services

All mains services are believed to be connected.

## Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

## Council Tax

We understand the property to be Band F.

## Viewing

Strictly by appointment through the Agents on 01926 411 480.

## Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

## Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

## Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

## Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

## Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

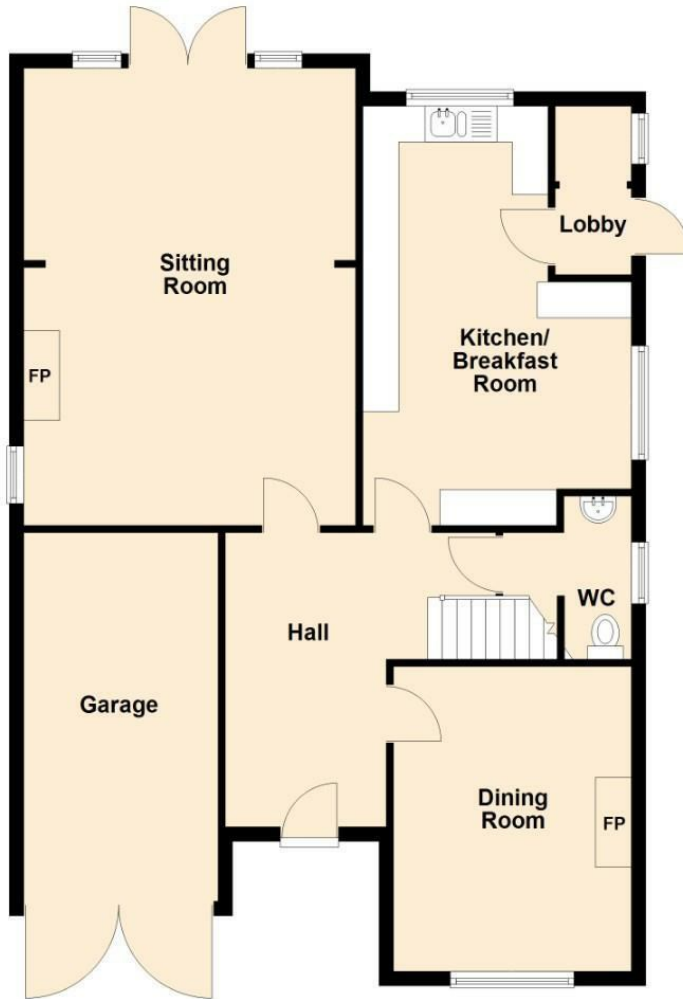
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.





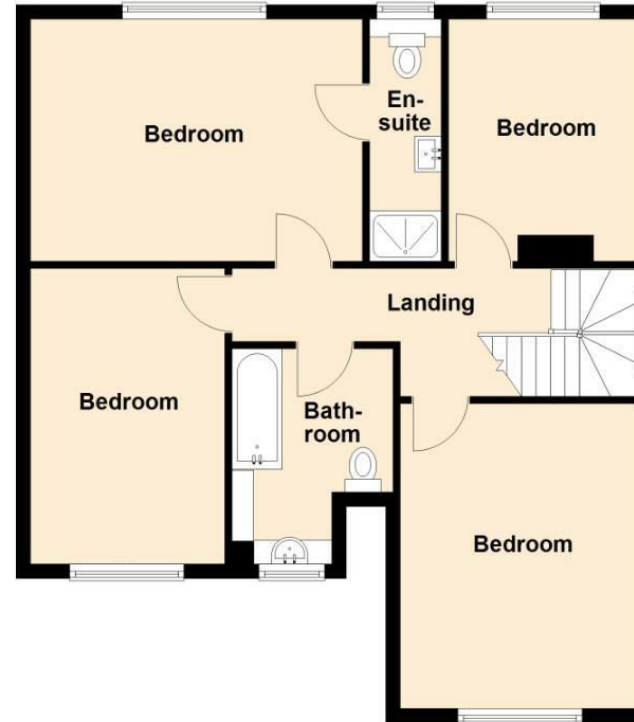
### Ground Floor

Approx. 97.1 sq. metres (1044.8 sq. feet)



### First Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



Total area: approx. 167.1 sq. metres (1799.1 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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