MATTHEW JAMES
Property Services

Aston Grange Off Banbury Road, Leamington Spa, CV33 8AH
£445,995

'THE HYTHIE DESIGN'... BASED OVER THREE FLOORS... FOUR BEDROOMS... OFF ROAD PARKING & GARAGE... BRAND NEW BUILD... WALKING DISTANCE TO JAGUAR LANDROVER GAYDON... EV POINT... TEN YEAR WARRANTY... PART EXCHANGE AVAILABLE. - PLEASE ASK... SOUGHT AFTER 'ASTON GRANGE' DEVELOPMENT... AVAILABLE NOW... Welcome to this stunning semi detached house located on 'Aston Grange' development in Upper Lighthorne, near Leamington Spa. This beautiful brand new build offers a modern and comfortable living experience, perfect for families or professionals seeking a new stylish home. Being an ECO home, energy efficiency is a key feature of this property, equipped with solar panels, water waste and heat flue recovery systems and argon-filled double glazing, which not only helps to reduce energy bills but also contributes to a more sustainable lifestyle. Additionally, the property includes an electric vehicle charging point, catering to the needs of modern living.

With a 10-year NHBC warranty, you can have peace of mind knowing that this home is built to the highest standards. This property is a fantastic opportunity for those looking to settle in a vibrant community with a variety of property types available. Don't miss your chance to make this beautiful house your new home.

The property boasts four good sized bedrooms, including a master en-suite shower room. The spacious kitchen is ideal for entertaining guests or enjoying family meals together whilst the inviting lounge diner provides a lovely cosy retreat. With a further family bathroom, this home is designed to accommodate the needs of a busy household. The ground floor cloakroom adds an extra layer of convenience for both residents and visitors alike. Outside, you will find a driveway, garage, a valuable asset. The location is superb, with easy access to local amenities including Jaguar Land Rover a short walk away.

Give us a call now and we would be delighted to book your no obligation viewing and to register your interest.

Approach

Entrance Hallway

Lounge / Dining
18'8 x 15'1 (5.69m x 4.60m)

Kitchen
13'10 x 8'2 (4.22m x 2.49m)

WC
5'6 x 2'10 (1.68m x 0.86m)

First floor landing

Bedroom One
15'1 x 12'1 (4.60m x 3.68m)

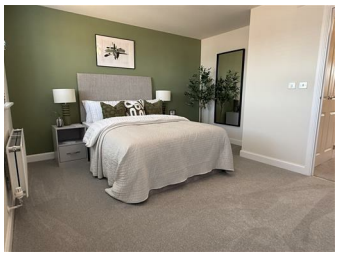
Master En Suite
8'5 x 4'7 (2.57m x 1.40m)

Bedroom Three
15'1 x 9'8 (4.60m x 2.95m)

Second Floor Landing

Bedroom Two
15'1 x 12'2 (4.60m x 3.71m)

Bedroom Four
14'6 x 8'5 (4.42m x 2.57m)



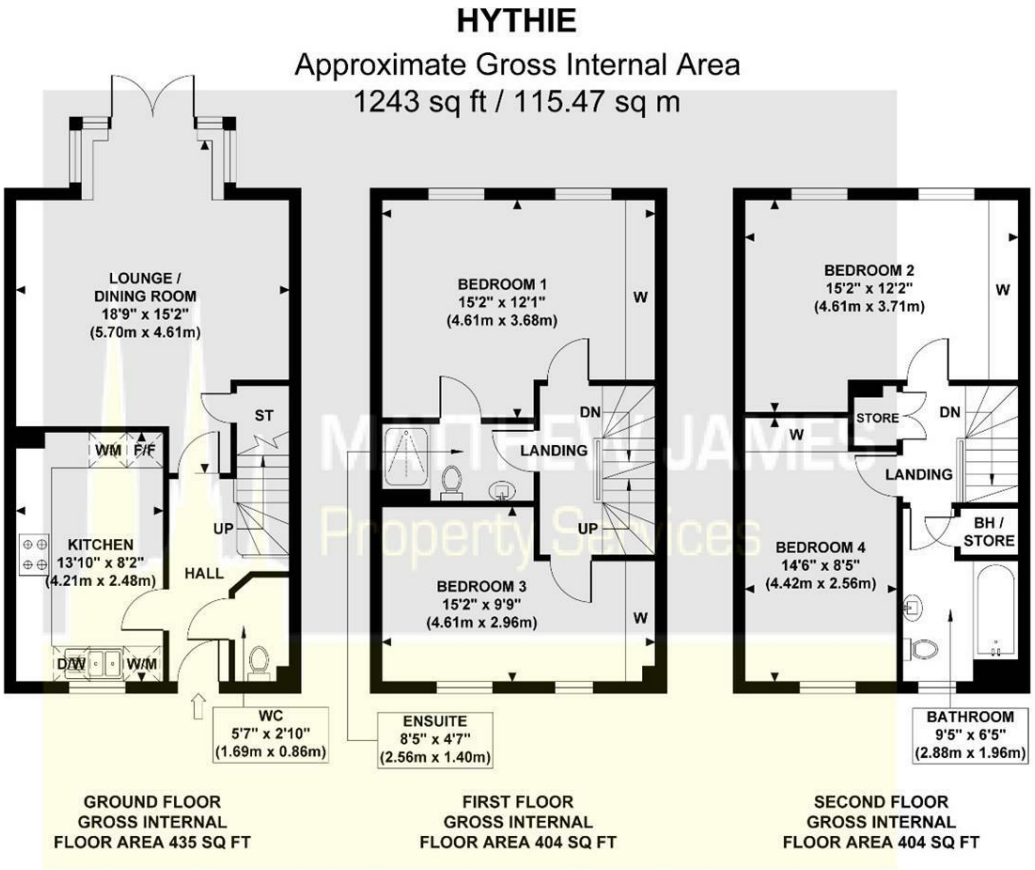
Family Bathroom
9'5 x 6'5 (2.87m x 1.96m)

Rear Garden

Off Road Parking & EV Point

Garage

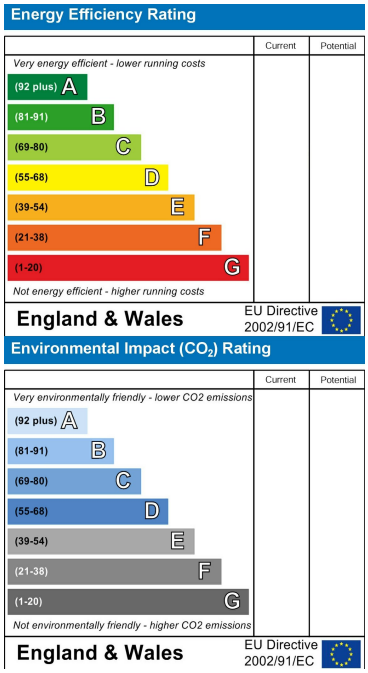
Floor Plan



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

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Twitter