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Lynden 151, Birmingham Road, Warwick

Price Guide £895,000

A substantial and beautifully remodelled detached family residence, situated just outside the historic town centre of Warwick, offering excellent access to the A46, M40 and surrounding road networks, together with convenient links to Warwick Parkway railway station for commuting.

This impressive home provides stylish and highly versatile accommodation, thoughtfully upgraded by the current owners and further enhanced by the addition of a self-contained one-bedroom annex, ideal for multi-generational living, guests or independent accommodation.

The main house briefly comprises an entrance porch and reception hall, cloakroom, study, generous living room, an open-plan dining/garden room and a well-appointed kitchen with a breakfast island.

The side annex offers flexible additional accommodation, including its own lounge, fitted kitchen, shower room and double bedroom.

On the first floor, there are three well-proportioned double bedrooms, two with en-suite facilities, and a family bathroom, a first-floor utility room and an additional attic bedroom.

Outside, brick pillars open onto a generous block-paved driveway providing ample parking for several vehicles. The property also benefits from a well-established rear garden, at the far end of which sits an excellent cinema/garden room, ideal as a leisure space, studio or home office. Energy rating D.

Approach
Through a double glazed entrance door into:

Entrance Porch
Oak sealed unit double-glazed windows, radiator, tiled floor and a matching door leads into the:

Welcoming Reception Hall
Polished tiled floor, radiator, coving to ceiling, Oak and glass staircase rising to First Floor, door to walk-in Cloaks/Storage Cupboard. Opening to Inner Hall, glazed double opening doors to Living Room and doors to:

Cloakroom
White suite comprising WC, wash basin with Grohe mixer tap and storage cupboard below. Radiator, tiling to dado height, built-in double door under stairs storage cupboard and a double-glazed window.

Inner Hall
Matching tiled floor, downlighters. Doors to the Kitchen and:

Study
8'9" x 8'8" (2.68m x 2.65m)
Wood effect floor, built-in open fronted full height display/storage cabinet, radiator, downlighters and a double-glazed window to the side aspect.

Living Room
22'11" x 11'11" (7.00m x 3.65m)
Karndean wood-effect flooring, an attractive fireplace with a recessed wood-burning stove set on a slate display hearth, and ornate ceiling coving with a decorative ceiling rose and light point. There is also a radiator and a double-glazed window to the front elevation, with glazed double doors opening through to:

Dining Room
14'8" x 13'1" (4.48m x 3.99m)
Matching flooring, radiator and a feature sloping ceiling incorporating two double-glazed rooflights and inset downlighters. A door leads through to the kitchen, with a wide opening into the garden room, while a further door provides access to the self-contained ground-floor annex.

Garden Room
13'3" x 10'7" (4.04m x 3.23m)
Matching flooring, radiator and inset downlighters, together with uPVC double-glazed windows overlooking the rear garden. A double-glazed casement door provides direct access onto the garden.

Breakfast Kitchen
13'3" x 13'1" (4.06m x 3.99m)
A range of matching wood-fronted base and eye-level units with granite worktops and upstands incorporating an inset sink with mixer tap. Appliances include a Beko dual-fuel range-style cooker with five-ring gas hob and extractor hood over, Neff combi oven, integrated dishwasher, and space for an American-style fridge freezer. The room also benefits from a polished tiled floor, central island unit with matching worktop, radiator, and a feature sloping ceiling with inset downlighters and a double-glazed rooflight. A double-glazed window to the front elevation and a double-glazed casement door to the side aspect.

Self Contained Annex
18'2" x 11'9" (5.56m x 3.59m)
Separate access from the driveway via a uPVC double-glazed entrance door leading into the:

Lounge
Double-glazed bow window to front aspect, radiator, built-in cupboard housing the wall-mounted Vaillant gas-fired boiler and the Flo-master hot water cylinder. Door to:

Lobby
Downlighters, lockable access door to the Dining Room of the main house. Opening to:

Fitted Kitchen
Range of white gloss fronted base and eye level units, complementary worktops and upstands, single drainer sink unit. Built-in electric oven and ceramic hob with extractor unit over, space and plumbing for washing machine, integrated fridge/freezer. Radiator, wood-effect floor, downlighters and a double-glazed window.

Inner Hall
Downlighters and door to:

Double Bedroom
13'9" x 11'8" (4.20m x 3.58m)
A vertical radiator and double-glazed double-opening French doors provide views and access to the rear garden. Built-in range of matching bedroom furniture with a central dressing table area, knee hole space and drawers, downlighters.

Shower Room
Matching white suite comprising WC, wall-hung wash basin with drawers below, tiled floor, fully tiled walls, extractor fan, downlighters, and chrome heated towel

rail. Wide tiled shower enclosure with shower system, glazed sliding shower door and shower screen.

First Floor landing

The initial landing with doors leading to the main bathroom, bedroom three, and a lobby that leads to the attic bedroom. An inner reverse "L"-shaped hallway then leads through to the principal bedroom, guest bedroom two, and the utility room.

Master Bedroom

16'3" x 11'8" (4.96m x 3.58m)

Built-in full-height sliding door wardrobes with extensive hanging rails, drawers, shelving, and storage space. Radiator, double-glazed window to the rear aspect. Door to:

En-Suite Shower

White suite with chrome fittings comprising WC with a concealed cistern and a wall-hung wash basin with drawers below. Good-sized tiled shower enclosure with a fixed rainfall shower head and separate shower attachments. Downlighters, tiled floor, vertical radiator and a double-glazed window.

Bedroom Two

13'5" x 8'3" (4.11m x 2.52m)

Radiator, double-glazed window to the front aspect. Door to:

En-Suite Shower

White suite comprising WC, wall-hung wash-hand basin and a tiled shower enclosure with a chrome shower system. Tiled floor, downlighters and extractor fan.

Bedroom Three

12'0" x 11'11" (3.66m x 3.64m)

Range of matching bedroom furniture providing ample hanging rail and storage space, a dressing area with knee-hole space and drawers to either side, a radiator, and a double-glazed window to the front aspect.

Family Bathroom

Luxury white suite comprising WC, twin wall-hung wash basins with chrome mixer taps and vanity drawers beneath, and a freestanding-style bath with wall-mounted chrome mixer tap. There is also a wide tiled shower enclosure fitted with a Bristan chrome shower system, incorporating a fixed rainfall shower head and separate hand attachment. Further features include a heated towel rail, wood-effect tiled flooring, inset downlighters and a double-glazed window.

Laundry/Utility Room

10'0" x 6'10" (3.06m x 2.10m)

Range of white gloss fronted units, worktop with inset stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer, radiator, wood effect tiled floor, double glazed window to rear aspect.

Inner Lobby

Approached from the initial landing area. With radiator, double-glazed window to front aspect, under-stairs storage and stairs to:

Attic Bedroom

A bright and spacious loft-style double bedroom featuring a vaulted ceiling with recessed lighting and a large window dormer with a radiator. The room offers generous floor space for bedroom furniture and benefits from useful eaves storage.

Outside & Gardens

The property sits behind a garden wall and ornate pillars. The approach to the property is a large block paved driveway with space for multiple vehicles. Having rear access to the side of the property. Immediately adjoining the property is a spacious paved terrace, ideal for outdoor dining and entertaining, with ample room for a table and seating area. From here, steps lead up to the lawned garden, which forms the main body of the plot and provides a broad, open expanse perfect for families. The garden is predominantly laid to lawn with well-defined borders, enclosed by established hedging and fencing which provide a good degree of privacy. A paved pathway runs along the side of the garden, offering convenient access to the far end, where there is a substantial timber-clad garden studio/outbuilding with bi-fold doors, creating an ideal space for a home office, gym, cinema room, or garden retreat.

Garden/Cinema Room

25'3" x 12'7" (7.72m x 3.84m)

Wood finish floor, two Dimplex electric heaters, downlighters, six mounted speakers, double-glazed bi-fold doors, and a built-in twin double door storage cupboard. Door to:

Shower Room

White suite comprising WC, wash hand basin, with storage cupboards below, fully tiled walls. Tiled shower cubicle with Triton shower system and glazed sliding shower door. Extractor fan, heated towel rail and a double-glazed window.

Garden Store

9'8" x 8'11" (2.95m x 2.74m)

Ceiling light point and a double-glazed window.

Tenure

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

Services

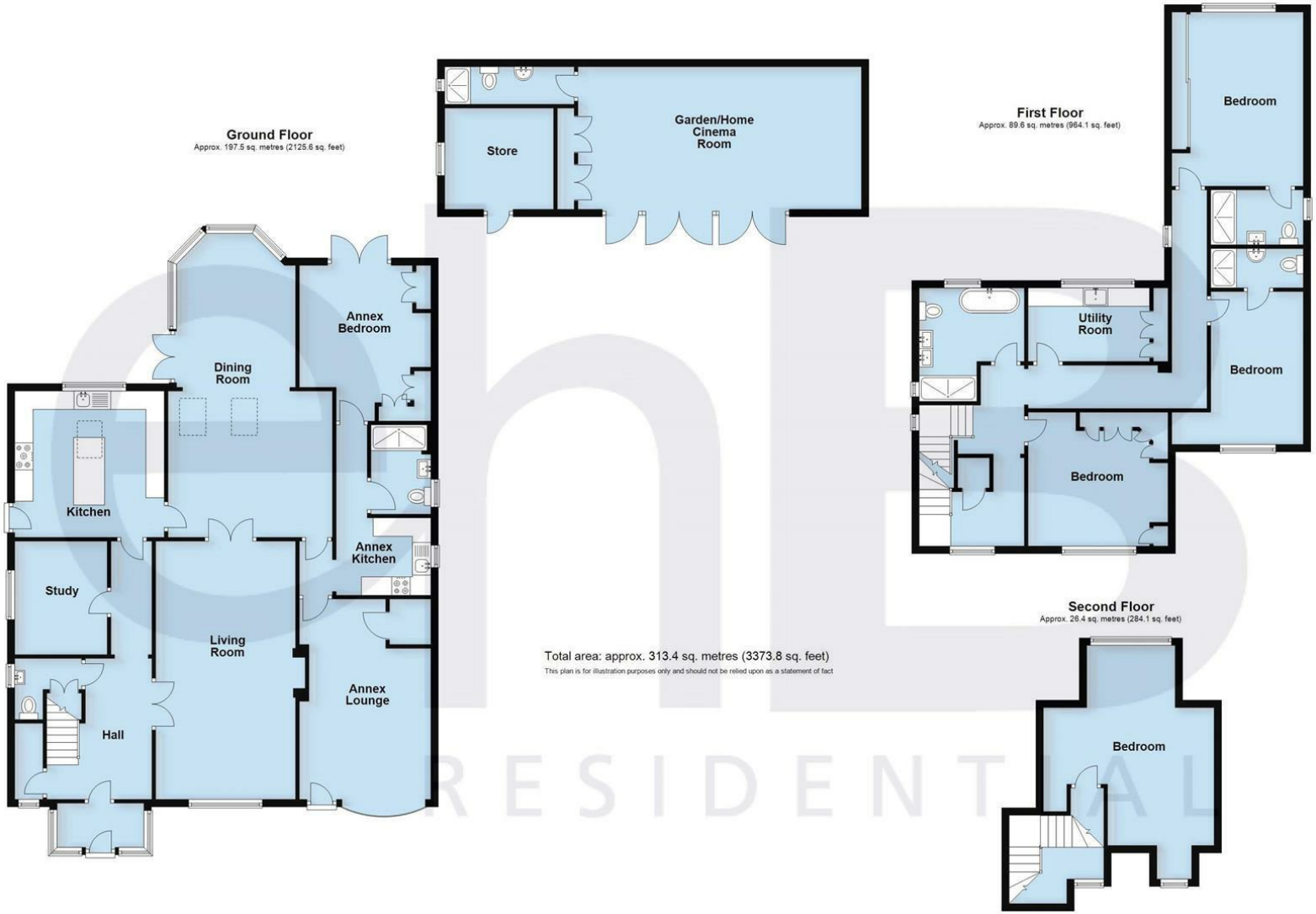
All main services are understood to be connected. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

CV34 5XW



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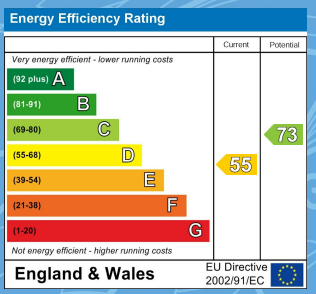

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