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65, Campriano Drive, Emscote Lawns, Warwick

Guide Price £349,000

Situated in this popular residential development known as Emscote Lawns, this modern end-of-mews house offers well-appointed accommodation with gas heating and double glazing throughout. The property further benefits from a large driveway and is situated within this highly regarded residential development. The accommodation in brief affords: reception area, cloakroom, living room with bi-fold doors, dining kitchen, two double bedrooms, modern bathroom, low-maintenance rear garden with garden studio/office. Energy rating C.

Location

Campriano Drive is set within a pleasant, established residential area, forming part of the highly regarded Emscote Lawns development. Ideally positioned for convenient access to both Leamington Spa and Warwick, each approximately two miles away, the location offers an excellent balance of accessibility and community living. A wide range of local amenities are close at hand, including shops, well-regarded schools and recreational facilities.

Approach

Through a double-glazed entrance door into:

Reception Area

A beautifully designed and highly practical entrance hallway featuring full-height mirrored sliding wardrobes with sleek black framing, creating a contemporary feel while maximising light and space. Complemented by stylish open shelving, wood-effect flooring, downlighters, and a double-glazed window to the front aspect. Door to:

Cloakroom
White suite comprising WC, wash basin with storage cupboard below, tiled floor, heated towel rail and a double-glazed window to the front aspect.

Living Room
25'2" x 12'8" max narrowing to 8'0" (7.68m x 3.87m max narrowing to 2.44m)
Matching floor, radiator, wall-mounted Worcester digital thermostat control panel, downlighters, staircase rising to First Floor, under stairs storage cupboard and double-glazed bi-fold doors provide access to the rear garden and a glazed door with glazed side screens provides access to the:

Dining Kitchen
16'9" x 8'11" (5.11m x 2.73m)
Range of matching gloss-fronted base and eye-level units, complementary tiled splashbacks with an inset sink with a mixer tap and a rinse bowl. Siemens ceramic hob with extractor unit over and an AEG oven below. Space for a microwave, space for an American-style fridge/freezer, pull-out pantry unit, space and plumbing for a washing machine, and an integrated dishwasher. Tiled floor, radiator and double-glazed windows to front and rear aspects.

First Floor Landing
Doors to:

Bedroom One
12'9" x 8'11" (3.897m x 2.74m)
Built-in wardrobes providing hanging rail and storage space, radiator, access to roof space, double glazed window to rear aspect.

Bedroom Two

12'9" x 7'3" (3.89m x 2.21m)

Built-in full-height corner wardrobes provide hanging rail and storage space, a radiator and a double-glazed window to the front aspect.

Modern Bathroom

Modern white suite comprising WC, counter top wash basin with wall-mounted mixer tap and drawers beneath, bath with shower system, glazed shower screen and complementary tiled splashbacks. Heated towel rail, tiled floor and a double-glazed window to the side aspect.

Outside

Enjoying excellent frontage within a modern residential development, the property benefits from a generous block-paved driveway providing ample off-road parking, an EV charger, and a neatly maintained frontage, alongside mature surrounding greenery.

Rear Garden

The landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a generous decked seating terrace that links the living room to the garden studio. The remainder of the garden is designed for low maintenance, featuring an artificial lawn and a covered outdoor seating area. The gardens are surrounded by mature trees and established greenery and enjoy a private setting. There is an outside tap and power, a side lean-to shed, an additional Garden Store and a gated rear pedestrian access.

Garden Studio/Office

11'0" x 11'11" (3.36m x 3.65m)
Having power and light, a wood-effect floor, downlighters, double-glazed bi-fold doors, 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 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, we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

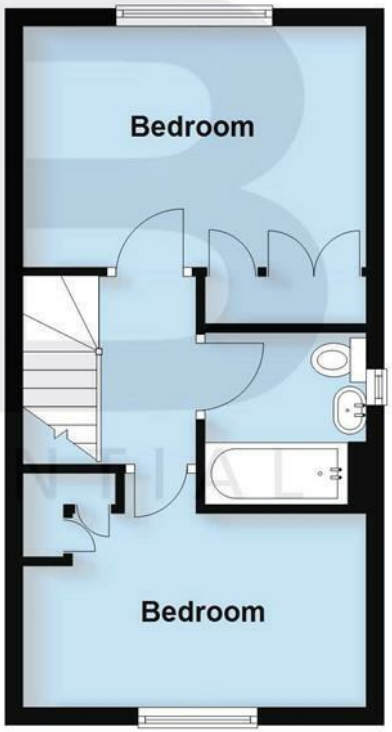
CV34 4NZ

Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)
(excluding Garden Room)

First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the Garden Room

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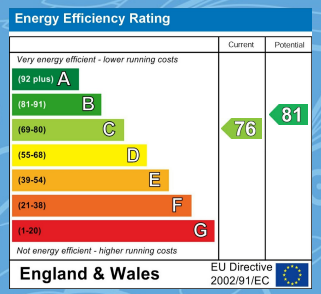

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Clarendon Place, Royal Leamington Spa CV32 5QN

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