





Property Description

Step into modern luxury with this stunning three double bedroom detached Redrow home, built in 2024 and beautifully enhanced by the current owners with an impressive range of high-end upgrades throughout.

Offering a wealth of generous and immaculate accommodation beginning with a welcoming entrance hall, leading to a stylish downstairs W.C and a spacious bay fronted lounge. To the rear, the heart of the home is the exceptional open plan kitchen, dining living space, enhanced by an upgraded kitchen specification and offering an ideal setting for both entertaining and everyday living. A separate utility room provides further practicality. The entire ground floor benefits from luxurious Amtico flooring, adding both elegance and durability.

Upstairs, the property continues to impress with three generous double bedrooms. The superb principle suite boasts a walk in wardrobe and a spacious four piece ensuite, while both the second and third bedrooms feature fitted wardrobes and their own private ensuites, offering excellent flexibility.

Externally the south facing garden has been fully landscaped with Porcelanosa tiled patio areas and low maintenance artificial lawn, providing the perfect backdrop for outdoor dining or relaxation. A superb fully insulated garden pod/office adds versatile work from home or leisure options, while a detached garage and driveway for two vehicles complete the offering.

Location

Situated on the modern development of Midsummer Meadow, this immaculate property enjoys a convenient location within walking distance of the new Myton Gardens Primary School and Nursery. Ideally positioned for everyday amenities, it is also within easy reach of The Shires Retail Park, Leamington Spa and Warwick, with excellent commute links with the M40.

Approach

The property is set back behind the landscaped fore garden with a pathway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with Amtico flooring, stairs rising to the first floor, a built in storage cupboard, a radiator and doors off to the cloakroom, lounge and open plan kitchen living diner.

Downstairs W.C

With Amtico flooring, fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to the front elevation.

Lounge

17' 10" max into bay x 11' 9" (5.44m max into bay x 3.58m)

Generously sized bay fronted lounge with Amtico flooring, a radiator and a double glazed bay window to the front elevation with fitted shutters.

Open Plan Kitchen Living Diner

12' 4" x 25' 2" (3.76m x 7.67m)

Stunning open plan kitchen living dining room with a Symphony fitted kitchen comprising a range of wall and base units with complementary Quartz work surfaces over and upstand, incorporating a one and a half bowl sink and drainer unit, Siemens double oven/microwave and electric hob with cooker hood over, integrated 50/50 fridge freezer and integrated dishwasher. Benefitting from Amtico flooring, understairs storage cupboard, double glazed window to the rear elevation and double glazed French doors leading out to the landscaped garden.

Utility Room

5' 10" x 5' 10" (1.78m x 1.78m)

Fitted with wall and base units with Quartz work surfaces

over, cupboard housing the central heating boiler, Amtico flooring and providing space for a washing machine, with a door to side elevation.

First Floor Landing

Stairs lead from the entrance hallway with loft hatch with fitted ladders, giving access to the part boarded loft and doors off to all three bedrooms.

Master Bedroom

13' 7" max into bay x 11' 8" (4.14m max into bay x 3.56m)
Double bedroom with a radiator, a double glazed bay window to front elevation with fitted shutters and a doors to the wardrobe and ensuite.

Walk-in Wardrobe

8' 2" max into wardrobes x 5' 4" max into wardrobes (2.49m max into wardrobes x 1.63m max into wardrobes)
Comprising fitted wardrobes and ceiling spotlights.

En-Suite

Four piece suite fitted with a wash hand basin with vanity unit, Bath with mixer taps, a double walk-in shower, a low level W/C and fitted towel rail. Having partly tiled walls, tiled flooring, airing cupboard and a double glazed window to front elevation.

Bedroom Two

11' 3" to wardrobes x 9' 4" (3.43m to wardrobes x 2.84m)
Double bedroom having fitted wardrobes with sliding mirrored doors, a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, a double walk-in shower, a low level W/C and fitted towel rail. Having partly tiled walls, tiled flooring and a double glazed window to rear elevation.

Bedroom Three

11' 2" to wardrobes x 9' 3" (3.40m to wardrobes x 2.82m)
Double bedroom having fitted wardrobes with sliding

mirrored doors, a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, a shower cubicle, a low level W/C and fitted towel rail. Having partly tiled walls, tiled flooring and a double glazed window to rear elevation.

Rear Garden

Beautifully landscaped, low maintenance south facing garden, being mainly laid to astro turf and with Porselanosa tiled patio areas. With raised planted borders and gated side access.

Garden Office Pod

10' x 7' 1" (3.05m x 2.16m)
Fully insulated office pod with fitted electric radiator, full power and light and double glazed window to the side and French doors to the garden.

Garage

20' 4" x 11' 1" (6.20m x 3.38m)
Detached single garage having up and over door with power and light.

Parking

Driveway providing parking for two cars side by side.

Solar Panels

The property benefits from four solar panels which are owned outright by the current sellers.

Seller's Comments

We fell in love with this home because of its light, space and the sense of calm it gives you the moment you walk through the door. The open-plan kitchen, dining and living space has been the heart of the house - perfect for everyday family life and for entertaining friends, with the garden and office pod adding fantastic flexibility for work, play and relaxing. The south-facing garden is a real sun trap, and the neighbourhood is friendly, quiet and ideal for families, with excellent schools and local amenities close by. It's been an amazing home for us and we'll be sad to leave.









Total floor area 156.6 m² (1,686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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