





Part of the highly regarded Emscote Lawns development, this well-positioned three-bedroom end-of-mews home offers a reception hall, cloakroom, living room, spacious dining kitchen with bay window, master bedroom with fitted wardrobes and en-suite, family bathroom, enclosed garden, and two allocated parking spaces. NO UPWARD CHAIN. Awaiting rating C.

Location

Campriano Drive sits in a pleasant, established residential area within the successful Emscote

Lawns development, built just over 20 years ago. The development is conveniently located near Leamington Spa and Warwick, both about two miles away. A good range of local facilities and amenities is available, including shops, schools, and recreational facilities.

Frontage

The property occupies an attractive corner position, with rendered elevations, decorative eaves and an elegant entrance canopy with ornate metal supports framing the red front door. Established

shrub planting complements the frontage, whilst a timber side gate provides access to the rear garden.

Approach

Through a double-glazed entrance door into:

Entrance Hall

Inset coir mat, Nest thermostat control point, stairs to first floor, built-in storage cupboard, radiator and doors to:





Cloakroom

White suite comprising WC, wash hand basin, radiator, hat and coat rail space, with useful understairs storage area

Living Room

17'2" x 11'5" (5.24m x 3.50m)

Two radiators, double-glazed window to the side aspect, two double-glazed windows to the rear aspect and double-glazed French doors provide access to the rear garden

Dining Kitchen

17'3" x 10'6" plus depth of bay. (5.27m x 3.21m plus depth of bay.)

Range of matching base and eye-level units, including worktops and tiled splashbacks, plus an inset sink drainer unit with mixer tap. Built-in Bosch electric oven and four-ring gas hob with extractor unit above, integrated fridge-freezer, dishwasher, and washing machine. Two ceiling light points and downlighters, double-glazed bay window and an additional double-glazed window.



First Floor Landing

Access to roof space; bulkhead storage housing the Worcester gas-fired boiler. Door to:

Master Bedroom

12'5" x 10'9" (3.80m x 3.30m)

Radiator, built-in wardrobes providing hanging rail and storage space, two double-glazed windows and a door to:

En-suite Shower

White suite comprising WC with a concealed



cistern, pedestal wash hand basin, wide tiled shower enclosure with Hansgrohe separate shower, downlighters and a double-glazed window

Bedroom Two

12'0" x 10'4" (3.67m x 3.17m)

Built-in wardrobes, radiator and two double-glazed windows overlooking the garden

Bedroom Three

11'1" x 6'6" (3.39m x 2.00m)

Radiator and double-glazed windows to the side and rear aspects

Bathroom

White suite comprising a bath with mixer tap and shower attachment, pedestal hand wash basin, WC, and tiled shower enclosure with Grohe shower system. Downlighters and a double-glazed window

Rear Garden

The enclosed rear garden is laid mainly to lawn, with a paved patio adjoining the house providing space for outdoor seating and dining. Rendered boundary walls and timber fencing enclose the garden, with established shrubs and mature trees

creating a leafy backdrop. A further paved area and timber garden shed are situated at the far end.

Parking

The property benefits from two close-by allocated parking spaces.

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 to the property. 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 these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

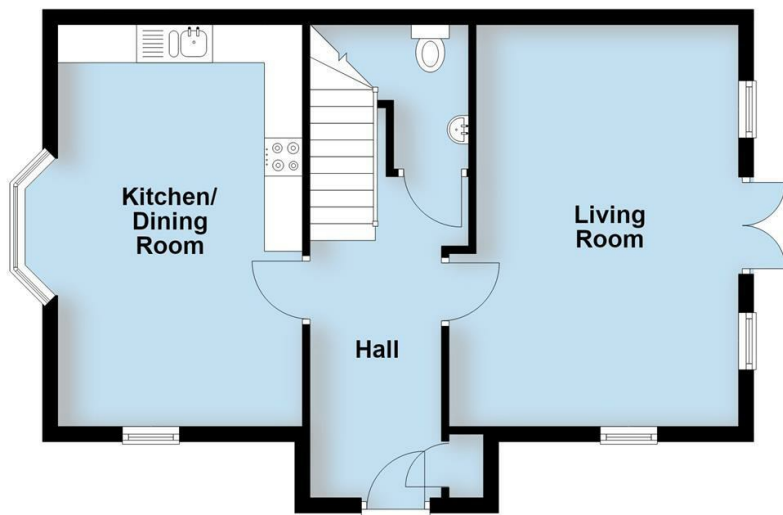
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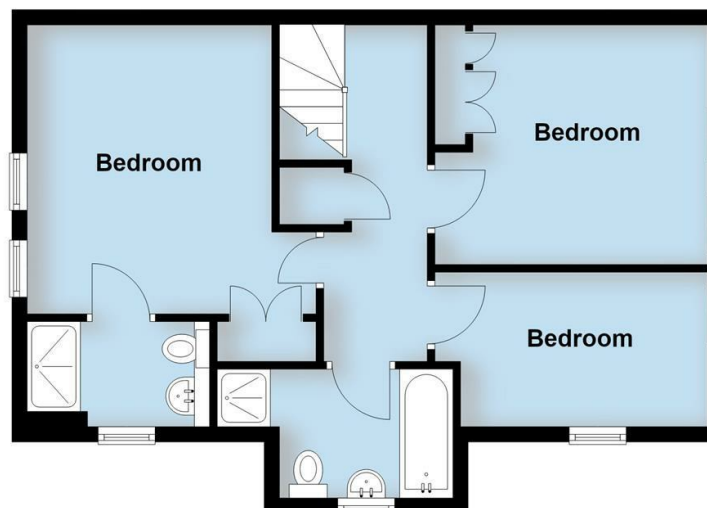
Ground Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.2 sq. feet)

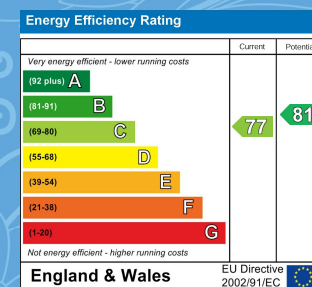


Total area: approx. 101.0 sq. metres (1087.1 sq. feet)

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

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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