



LAVENDER CLOSE, WARWICK, CV34 8DN



Property Description

*** REDROW HOME WITH PRIVATE PARKING ***

Built by award winning Redrow Homes in 2022, this beautifully presented semi-detached home is located within the sought-after Midsummer Meadow development at Myton Green, just off Europa Way.

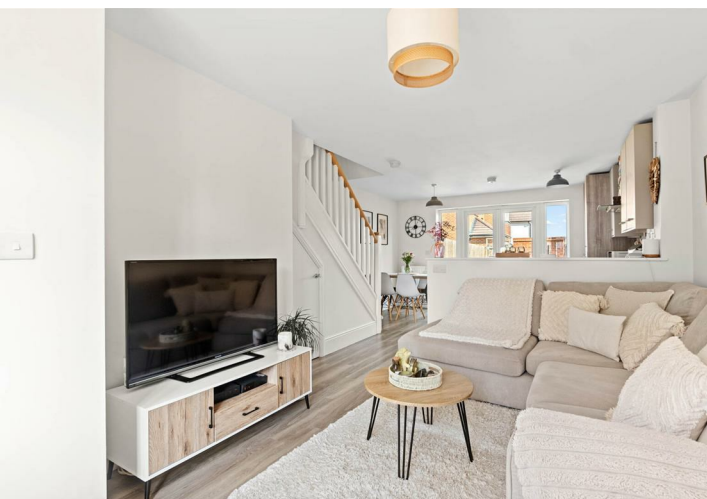
Midsummer Meadow enjoys an enviable position within walking distance of Myton Green School, Warwick and Leamington town centres, Leamington railway station, Shires Retail Park and a range of green spaces, cycle routes and canal-side walks. The M40, A46 and key employment hubs including Jaguar Land Rover and Aston Martin are all easily accessible, making this an outstanding home for commuters seeking convenience without compromising on lifestyle. This property is a superb home and one that needs to be viewed to appreciate.

Offering contemporary open-plan living, high-quality finishes throughout, the property comprises of welcoming entrance hall and guest WC, impressive open-plan living, dining and kitchen space designed for modern lifestyles. The stylish kitchen features sleek matt grey cabinets, integrated appliances and French doors opening directly onto the garden.

Upstairs, there are two generous double bedrooms, including a spacious principal bedroom with en-suite shower room. The second bedroom spans the full width of the property and offers excellent flexibility as a guest room or home office. There is also a family bathroom with shower over bath.

Outside, the partially walled rear garden provides the perfect setting for outdoor dining and summer gatherings. The rear gate leads directly to a private driveway with parking for at least two cars. Further benefits include gas central heating, UPVC double glazing throughout and the remainder of the NHBC warranty until 2032.

This property is a superb home and one that needs to be viewed to appreciate.





Key Features

- Private Driveway for Two Cars
- NHBC Warranty Remaining
- Award Winning Builder
- Open Plan Kitchen, Dining, Living Room
- Two Double Bedrooms
- Two Bathrooms
- Downstairs W/C
- Viewing Strongly Advised

Local Authority – Warwick

Council Tax – Band C

Tenure – Freehold



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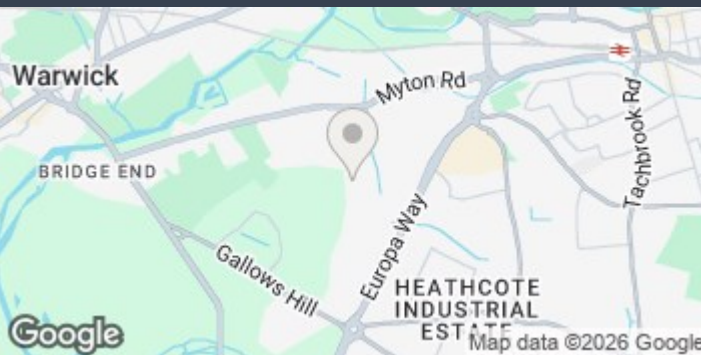


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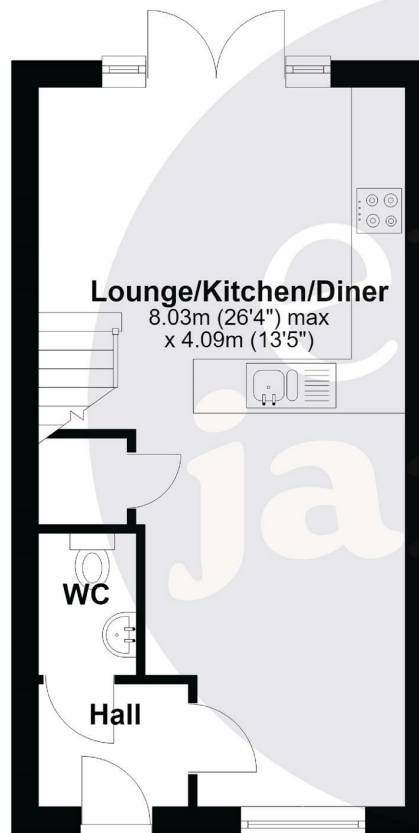
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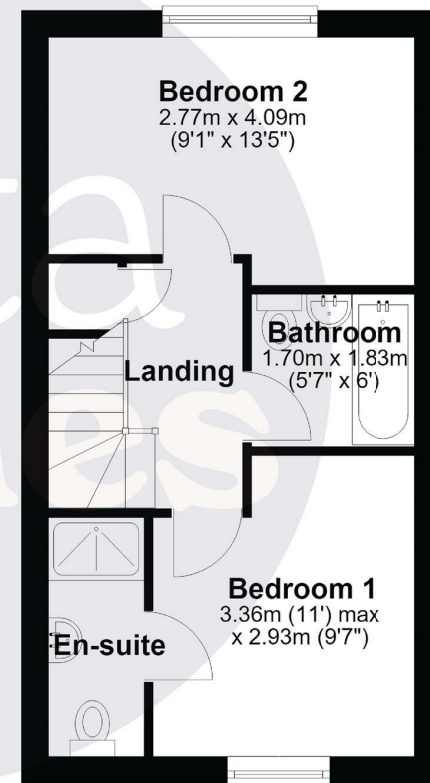
Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



Total area: approx. 65.7 sq. metres (706.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

