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3, The Dovecote, Myton Green, Warwick

O.I.R.O £450,000

An immaculately presented and spacious three bedroomed detached property, situated on this popular recent development.

Briefly Comprising;

Entrance hallway with understairs store cupboard, large ground floor WC. Sitting room, Dining/Kitchen with double doors to garden, integrated appliances with combined breakfast bar. Separate utility room. First floor landing, master bedroom with fitted wardrobes and en-suite shower room, further spacious double bedroom with fitted wardrobes and good sized bedroom three. Family bathroom. Upvc double glazing. Gas radiator heating.

Tarmac double length driveway and oversized single garage. Patioed and lawned rear garden.

The Dovecote

Forms part of this recent highly popular Myton Green development, situated just South of Leamington and Warwick and offering easy access to both centers, the local retail park and the motorway and road network beyond. The property is immaculately presented and is ready for a future buyer. The property is well thought out and laid out, for spacious and well-proportioned living.

The Property

Is approached via a paved path to...

Arched Recessed Porch

Part obscure double glazed composite door gives access to…

Entrance Hallway

With staircase rising to first floor landing, double radiator, useful understairs store cupboard, wood look LVT flooring.

Cloakroom/WC

Fitted with a low level WC, pedestal wash hand basin with mono-mixer and splashback tiling, continuation of LVT flooring, radiator and extractor.

Sitting Room
11' x 14'5" (3.35m x 4.39m)
With upvc multi-pane style double glazed window to front elevation, two radiators, TV aerial point.

Dining/Kitchen
18' x 10'1" (5.49m x 3.07m)
Being open plan and yet forming two distinctive areas.

Dining Area
With upvc double glazed French doors leading out to patio to garden, double radiator, continuation of LVT flooring. Breakfast bar linking into...

Kitchen Area
With a range of high gloss white flat fronted wall and base units, with complementary working surface over, matching upstands, one and a half bowl sink drainer unit, with inset four point Bosch stainless hob with Bosch double oven below and Bosch stainless filter hood over, concealed Bosch fridge freezer, cupboard concealing Ideal Logic combi boiler, downlighter points to kitchen area, continuation of LVT flooring, upvc double glazed window to rear elevation.

Utility
5'1" x 5'10" (1.55m x 1.78m)
With matching base units, working surface and upstands, with stainless steel sink drainer unit with mixer tap, cupboard concealing Bosch washing machine, continuation of LVT flooring, composite double glazed personal door to driveway to side, radiator.

First Floor Landing
With hatch to roof space, useful deep airing cupboard with slatted shelving over staircase.

Bedroom One (Front)
10'8" inc fitted w'robes x 15'7" max (3.25m inc fitted w'robes x 4.75m max)
With upvc multi-pane style double glazed window to front elevation, mirror fronted sliding doors to built-in wardrobe with hanging and shelving, further recess for additional wardrobes if required. Door to...

En-Suite Shower Room/WC
Attractively fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, double shower cubicle with thermostatic shower and control, attractive splashback tiling, extending to full height in shower cubicle, downlighter points to ceiling, extractor, upvc obscure double glazed window to side elevation, chrome radiator towel rail.

Bedroom Two (Rear)
10'9" x 15'7" max into doorway (3.28m x 4.75m max into doorway)
With upvc double glazed window to rear elevation, radiator, sliding mirror fronted doors to fitted wardrobe with hanging rail and shelf.

Bedroom Three (Rear)
7'1" x 11'10" (2.16m x 3.61m)
With upvc double glazed window to rear elevation, radiator, door to built-in wardrobe.

Family Bathroom
Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap and wall mounted shower and control over, full splashback tiling to bath and shower area, upvc obscure double glazed window to side elevation, downlighter points to ceiling, extractor.

Outside (Rear)
Being principally laid to lawn, with paved patio area at the rear of the property, path extending to the personal door to the garage, gated side access to the driveway. Tarmac driveway providing parking for at least two vehicles and giving access to the...

Garage
10'1" x 19'10" (3.07m x 6.05m)
With up-and-over door, personal door to garden, being larger than average, with power and light as fitted.

Outside (Front)
With a fore garden principally laid to herbaceous planting set behind railings, with paved path leading to front door.

Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

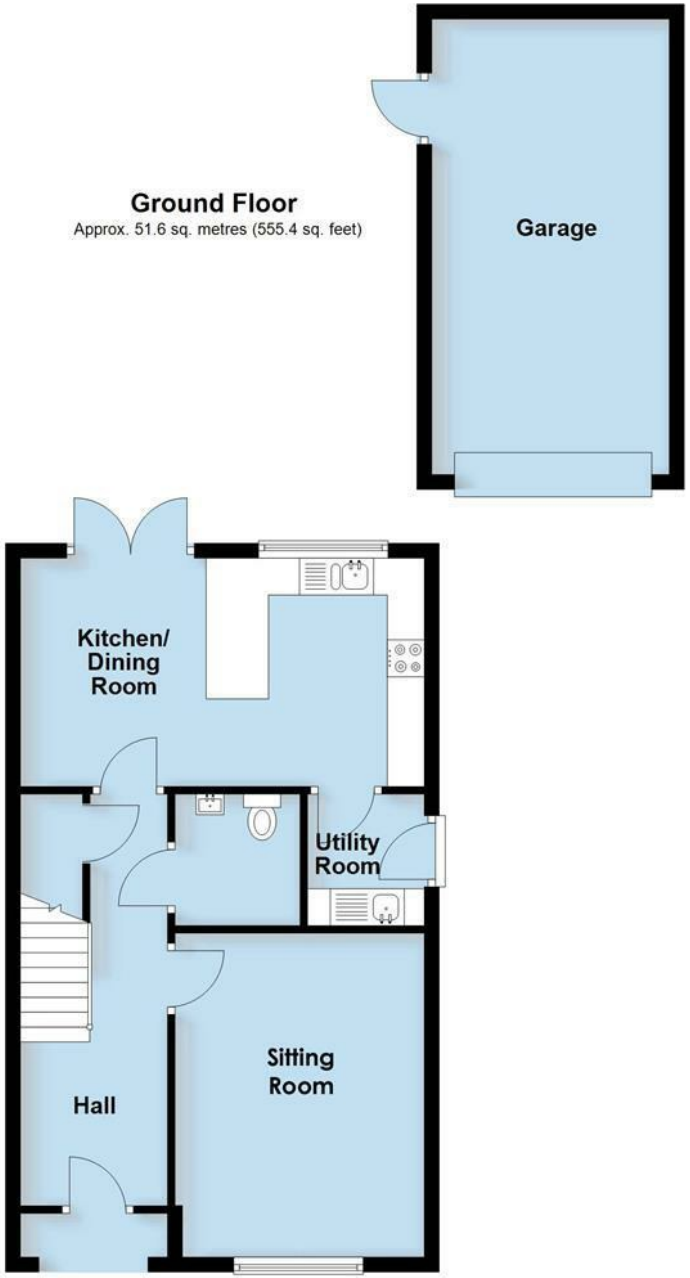
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central 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 enquiries.

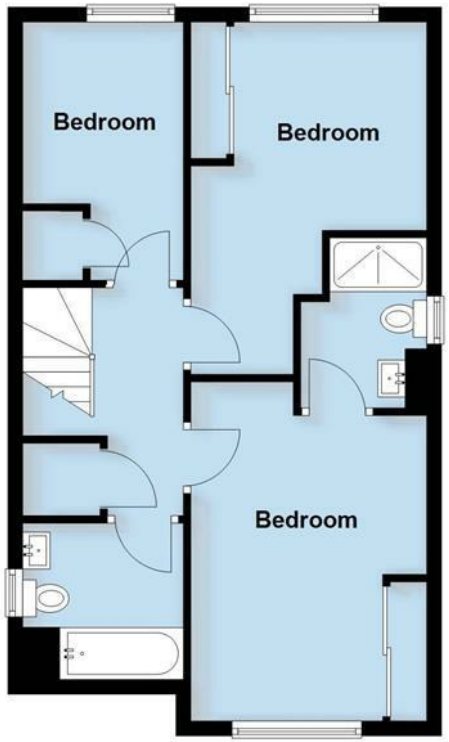
Council Tax
Council Tax Band E.

Location
CV34 8AY

Ground Floor
Approx. 51.6 sq. metres (555.4 sq. feet)



First Floor
Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 101.9 sq. metres (1097.0 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 Garage

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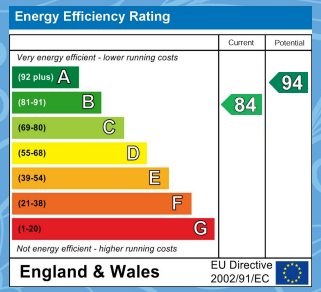

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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