



MATTHEW JAMES

Property Services



Aston Grange Off Banbury Road, Leamington Spa, CV33 8AH

£459,995

'THE KINGSLEY DESIGN'... FOUR BEDROOMS WITH MASTER EN-SUITE... TWO PARKING SPACES... CLOSE TO JAGUAR LANDROVER GAYDON... BRAND NEW BUILD... OPEN PLAN KITCHEN DINING ROOM WITH SEPARATE UTILITY ROOM... TEN YEAR WARRANTY... SOUGHT AFTER 'ASTON GRANGE' DEVELOPMENT... CHOOSE YOUR OWN FIXTURES & FITTINGS*... Welcome to this stunning semi-detached house located on 'Aston Grange' development in Upper Lighthorne in Leamington Spa. This beautiful brand new build offers a modern and comfortable living experience, perfect for families or professionals seeking a new stylish home. Being an ECO home, energy efficiency is a key feature of this property, equipped with solar panels, water waste and heat flue recovery systems and argon-filled double glazing, which not only helps to reduce energy bills but also contributes to a more sustainable lifestyle. Additionally, the property includes an electric vehicle charging point, catering to the needs of modern living.

The property boasts four good sized double bedrooms and has a spacious kitchen dining room with utility room off, ideal for entertaining guests or enjoying family meals together. With a family bathroom on the first floor and a ground floor cloakroom, it adds an extra layer of convenience for both residents and visitors alike. Outside, you will find two dedicated parking spaces, a valuable asset in this sought-after development. The location is superb, with easy access to local amenities and Jaguar Land Rover (Gaydon), making commuting and daily errands a breeze.

With a 10-year NHBC warranty, you can have peace of mind knowing that this home is built to the highest standards. This property is a fantastic opportunity for those looking to settle in a vibrant community with a variety of property types available. Don't miss your chance to make this beautiful house your new home.

Call us now to book your no obligation viewing and to register your interest.

Front Garden

Entrance Hallway

WC

5'3 x 2'10 (1.60m x 0.86m)

Lounge

15'5 x 11'11 (4.70m x 3.63m)

Utility

6'0 x 4'3 (1.83m x 1.30m)

Kitchen / Dining

19'4 x 14'0 (5.89m x 4.27m)

First Floor Landing

Bedroom One

12'3 x 10'0 (3.73m x 3.05m)

En Suite

7'9 x 3'11 (2.36m x 1.19m)

Bedroom Two

10'0 x 8'10 (3.05m x 2.69m)

Bedroom Three

10'4 x 9'0 (3.15m x 2.74m)

Bathroom

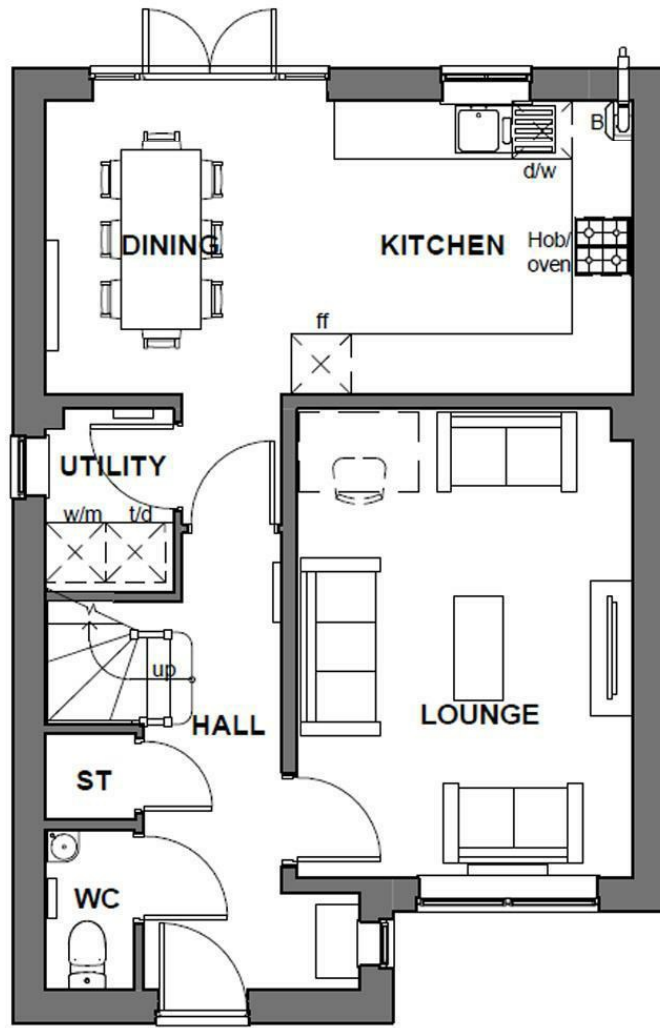
6'4 x 5'7 (1.93m x 1.70m)

Bedroom Four

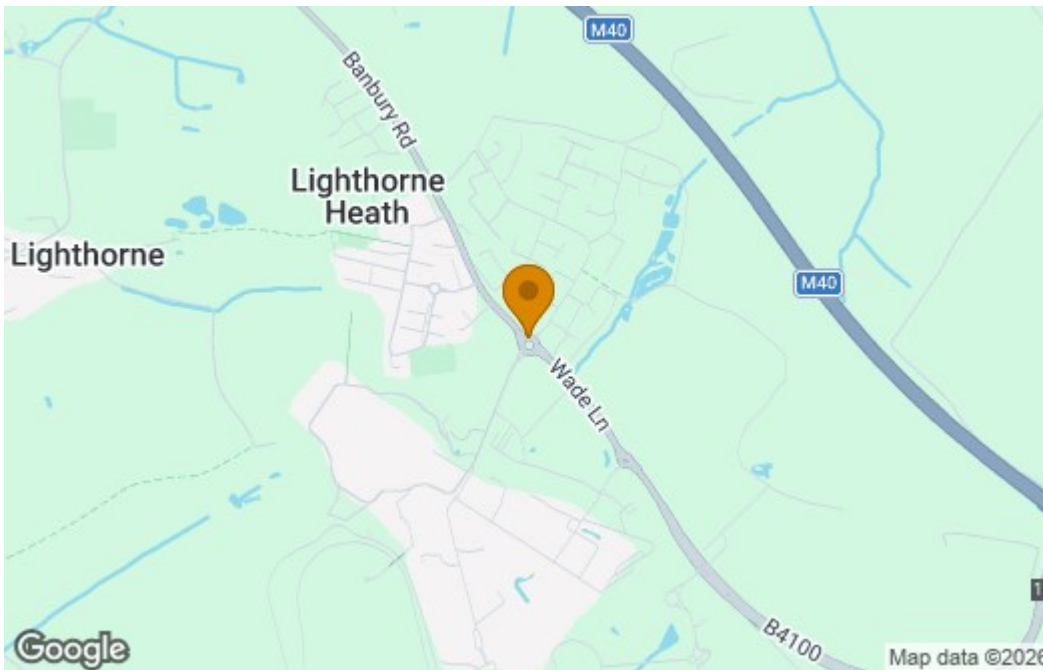
9'0 x 6'9 (2.74m x 2.06m)

Rear Garden

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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