MATTHEW JAMES
Property Services









Aston Grange Off Banbury Road, Leamington Spa, CV33 8AH
£384,995

'THE COLLATON DESIGN'... ASK ABOUT PART EXCHANGE... THREE BEDROOMS... WALKING DISTANCE TO JAGUAR LANDROVER GAYDON... MASTER EN-SUITE... OFF ROAD PARKING... BRAND NEW BUILD... OPEN PLAN KITCHEN DINING ROOM... UTILITY ROOM... TEN YEAR WARRANTY... Welcome to this stunning detached house located on 'Aston Grange' development in Upper Lighthorne, near 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 key, 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.

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.

The property boasts three good sized bedrooms, including a master en-suite shower room. The spacious kitchen dining room is ideal for entertaining guests or enjoying family meals together whilst the inviting reception room provides a lovely cosy retreat. There is also a utility room. With a further family bathroom, this home is designed to accommodate the needs of a busy household. The ground floor cloakroom adds an extra layer of convenience for both residents and visitors alike. Outside, you will find a driveway, a valuable asset. The location is superb, with easy access to local amenities including Jaguar Land Rover within walking distance.

Approach




Entrance Hallway

Kitchen
10'2 x 9'2 (3.10m x 2.79m)



Dining Room
9'2 x 8'2 (2.79m x 2.49m)

Utility
6'5 x 3'0 (1.96m x 0.91m)

Lounge
13'5 x 11'6 (4.09m x 3.51m)



w.c.
5'4.5 x 2'10 (1.63m.1.52m x 0.86m)

First Floor Landing

Bedroom One
10'6 x 9'3 (3.20m x 2.82m)

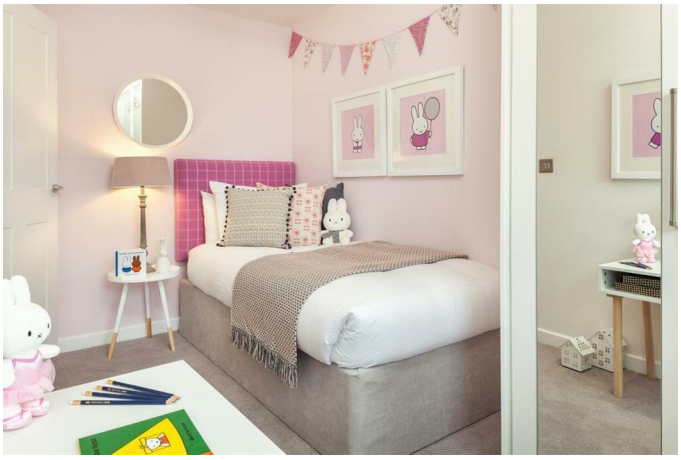



En Suite
6'7 x 4'0 (2.01m x 1.22m)

Bedroom Two
10'0 x 9'4 (3.05m x 2.84m)



Bedroom Three
9'4 x 8'1 (2.84m x 2.46m)



Family Bathroom
7'6 x 6'3 (2.29m x 1.91m)



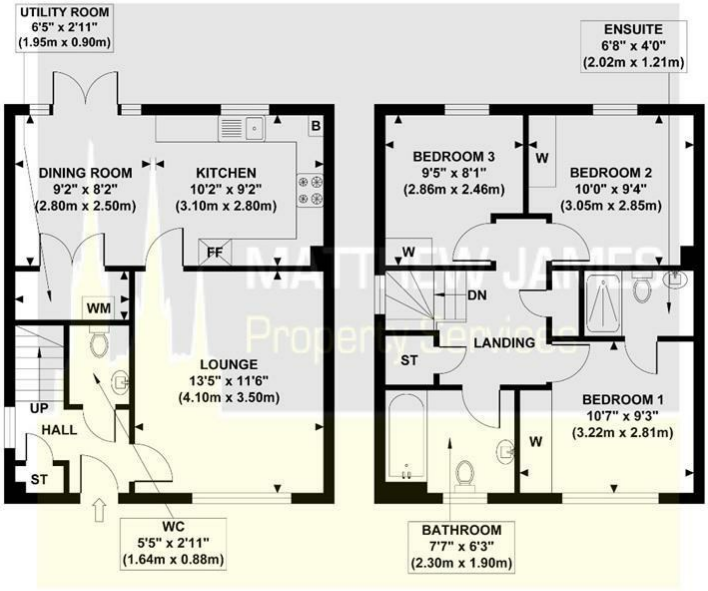
Rear Garden

Communal Areas



Floor Plan

COLLATON
Approximate Gross Internal Area
856 sq ft / 79.52 sq m

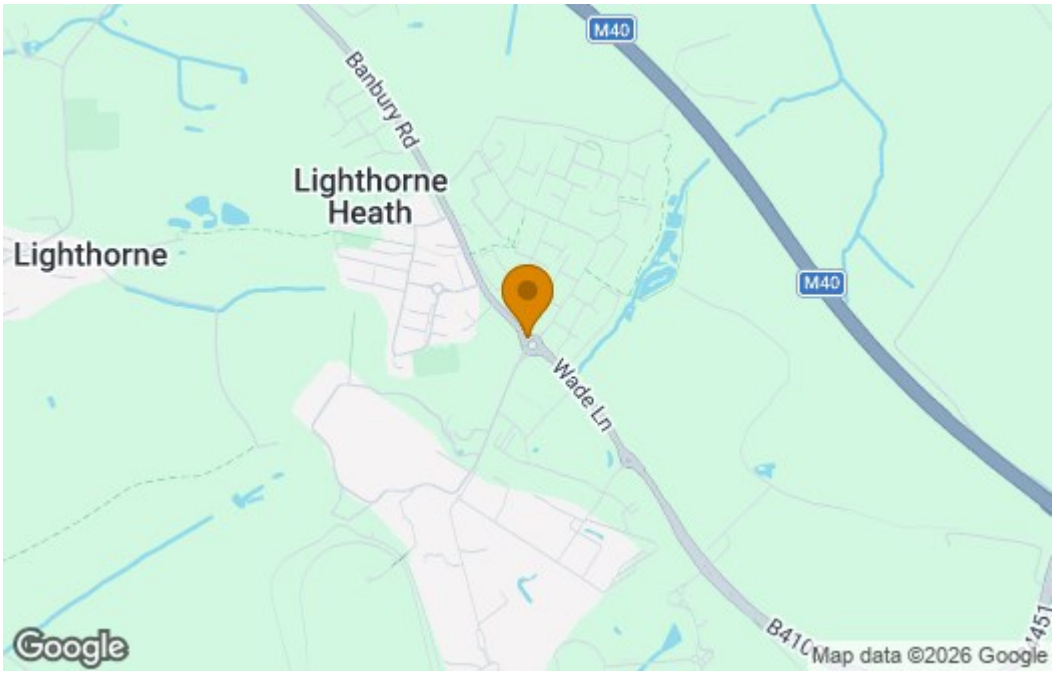


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 428 SQ FT

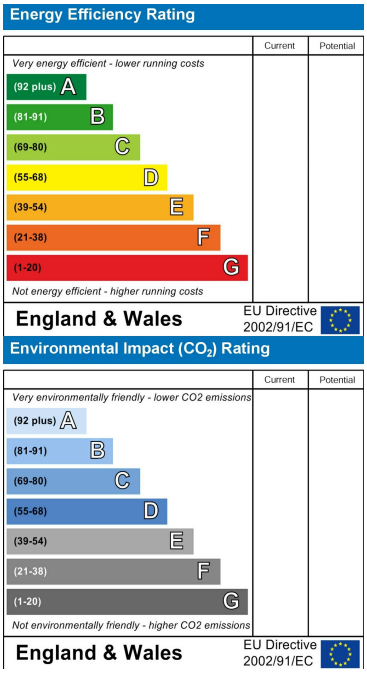
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 428 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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