MATTHEW JAMES
Property Services









Aston Grange Off Banbury Road, Leamington Spa, CV33 8AH
£550,000

'THE ALFRETON DESIGN'... ASK ABOUT PART EXCHANGE... WALKING DISTANCE TO JAGUAR LANDROVER GAYDON... MASTER EN-SUITE... FOUR BEDROOMS... OFF ROAD PARKING & GARAGE... BRAND NEW BUILD... OPEN PLAN KITCHEN DINING ROOM... UTILITY ROOM... TEN YEAR WARRANTY... SOUGHT AFTER 'ASTON GRANGE' DEVELOPMENT... Welcome to this stunning detached house located on 'Aston Grange' development in Upper Lighthorne. 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 four 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 and separate study. 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 close-by.

Approach

Dining Room
10'11 x 8'10 (3.33m x 2.69m)

Lounge
18'10 x 11'5 (5.74m x 3.48m)

WC
5'5 x 2'10 (1.65m x 0.86m)

Study
8'4 x 6'11 (2.54m x 2.11m)

Kitchen / Family
16'3 x 13'7 (4.95m x 4.14m)

Utility
5'3 x 4'11 (1.60m x 1.50m)

First Floor Landing

Master Bedroom
12'8 x 11'10 (3.86m x 3.61m)

En Suite
8'7 x4'11 (2.62m x1.50m)

Bedroom Two
18'7 x 8'2 (5.66m x 2.49m)

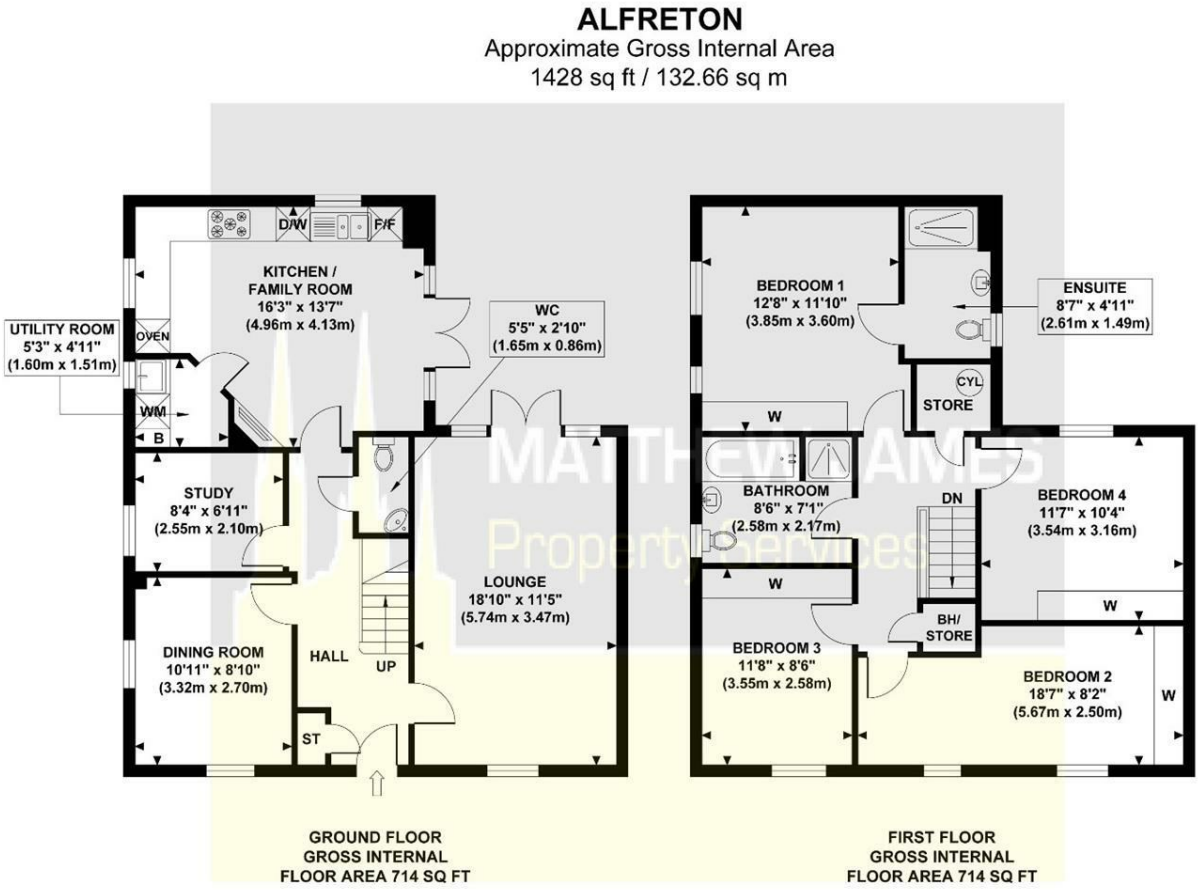
Bedroom Three
11'8 x 8'6 (3.56m x 2.59m)

Bedroom Four
11'7 x 10'4 (3.53m x 3.15m)

Family Bathroom
8'6 x 7'2 (2.59m x 2.18m)

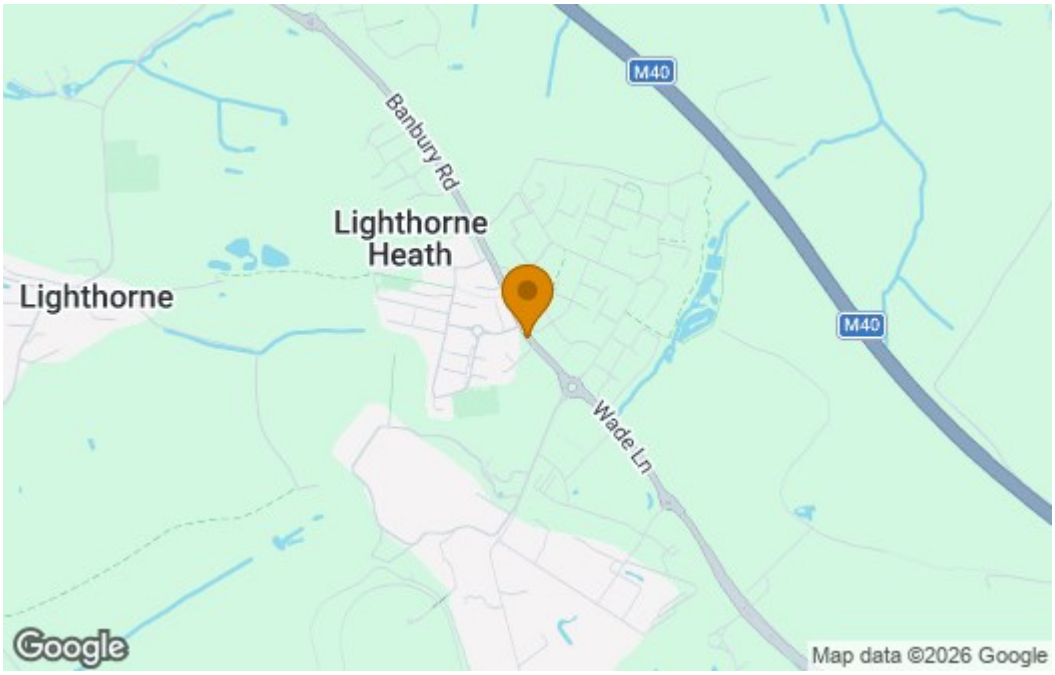
Rear Garden

Floor Plan

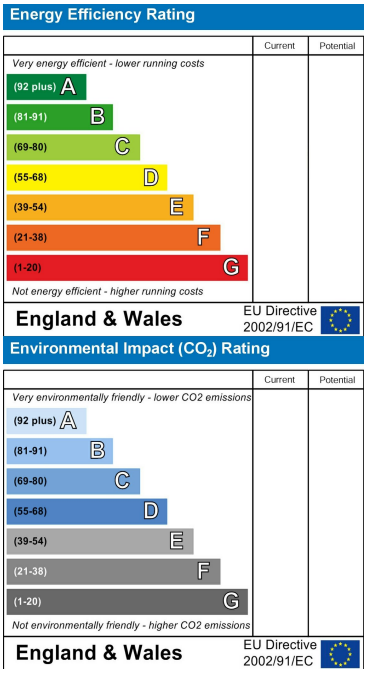


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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