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)

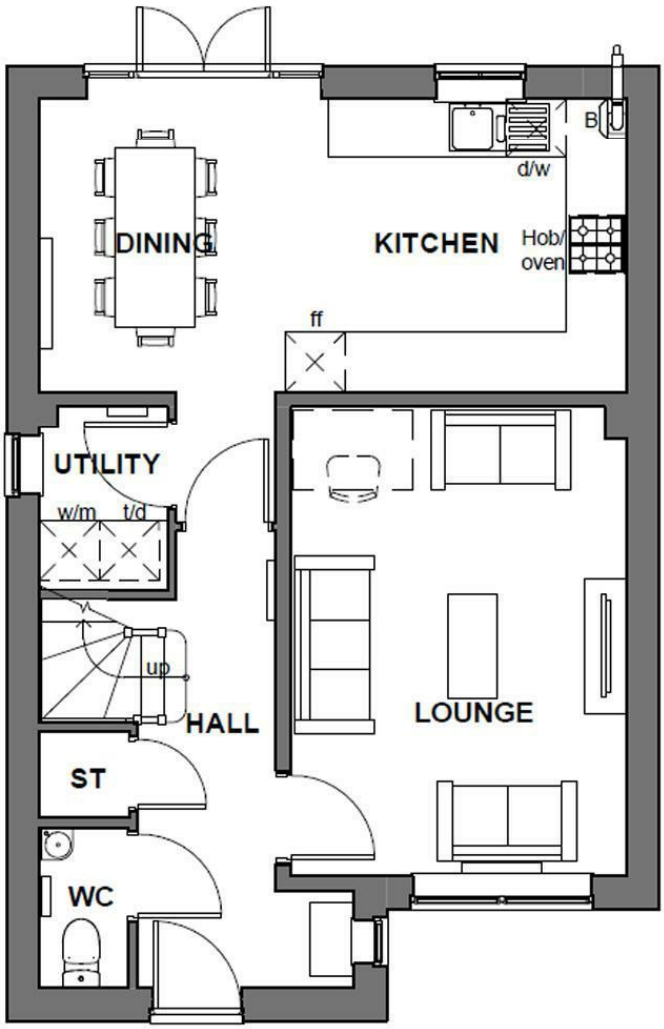
Bedroom Three
10'4 x 9'0 (3.15m x 2.74m)

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

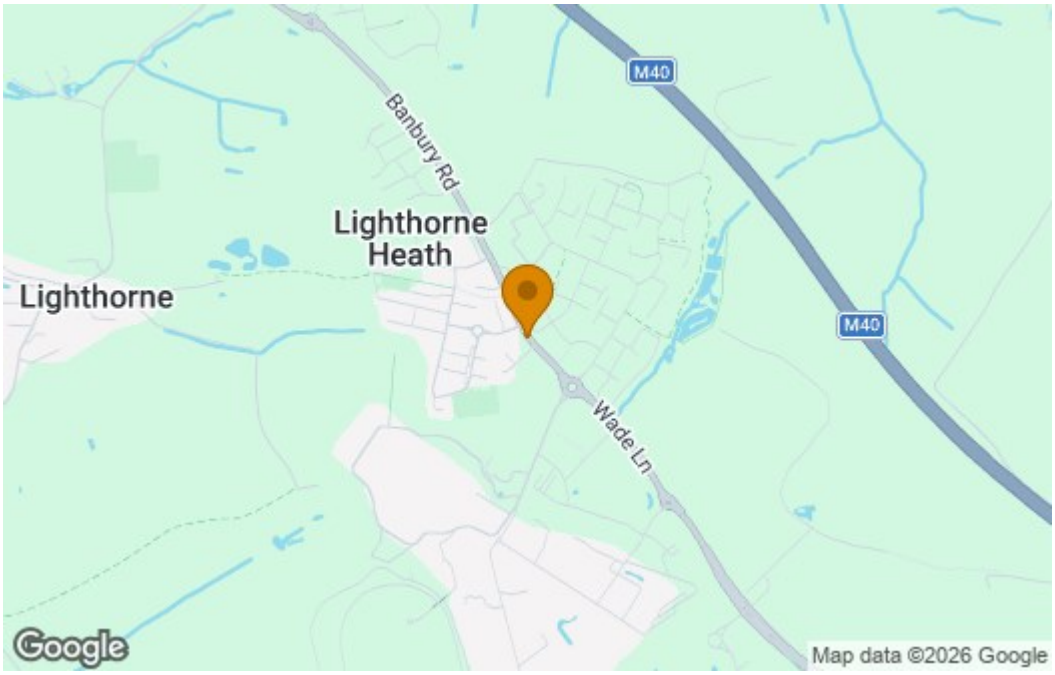
Bedroom Four
9'0 x 6'9 (2.74m x 2.06m)

Rear Garden

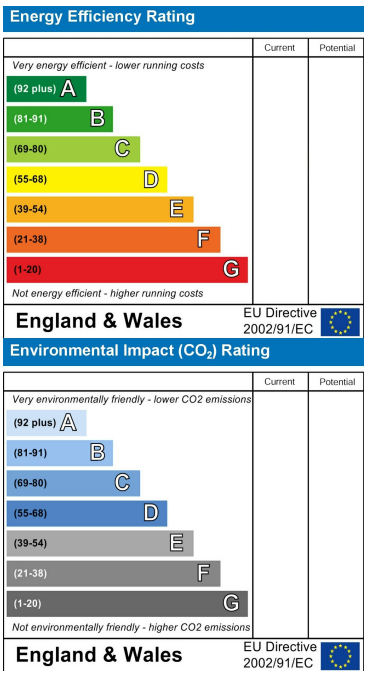
Floor Plan



Area Map



Energy Efficiency Graph



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CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

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