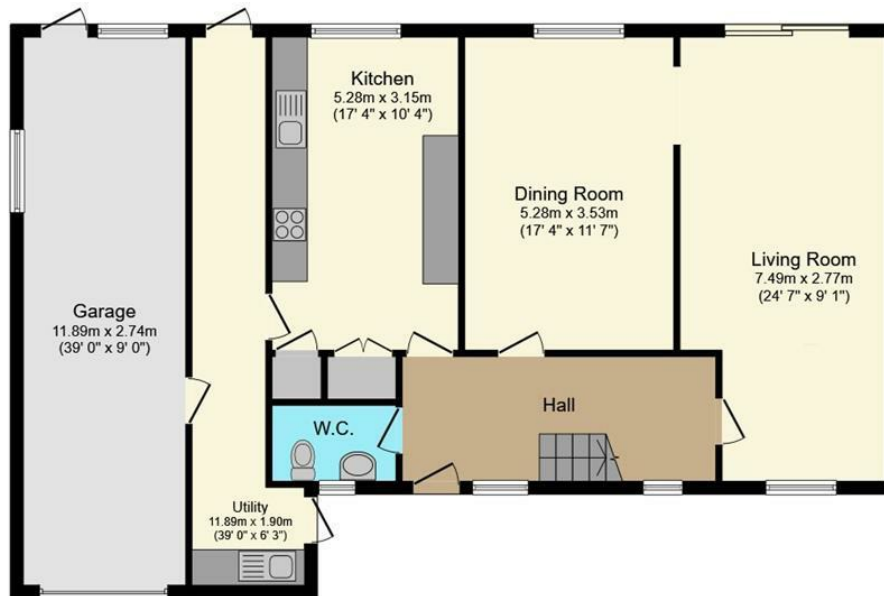


Peter Clarke



14 Myton Crescent, Warwick, CV34 6QA

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Ground Floor

Floor area 117.3 sq.m. (1,263 sq.ft.)



First Floor

Floor area 65.3 sq.m. (703 sq.ft.)

Total floor area: 182.7 sq.m. (1,966 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Detached Family Home
- Four Generous Bedrooms
- Family Bathroom and En-Suite
- Two Well Proportioned Reception Rooms
- Large Kitchen Dining Room
- Utility & Guest W.C
- Expansive Driveway and Tandem Garage
- Stunning West Facing Rear Garden
- NO FORWARD CHAIN



Offers In Excess Of
£850,000

An incredible spacious and adaptable family home situated just off the Myton Road on a delightful quiet residential crescent, lying within easy reach of the incredible local schools and both Warwick and Leamington Spa town centres, offering fantastic scope for modernisation and extension (subject to planning) and having interior accommodation comprising large entrance hall, guest W.C, kitchen dining room, formal dining room, living room and utility. To the first floor are four well proportioned bedrooms, a principal en-suite shower room and further family bathroom. Outside this wonderful home boasts incredible gardens to both front and rear, a large tarmac driveway enabling off road parking for four cars and an over length tandem garage with internal and rear access.

NO FORWARD CHAIN

APPROACH

accessed from Myton Crescent via a tarmac driveway leading to open canopy porch and timber door, which opens in to:

ENTRANCE HALL

giving way to the guest WC, kitchen/dining room, formal dining room and expansive living room. With stairs rising to the first floor landing and having double glazed windows to the front elevation. Further to this, there is also a useful understairs storage cupboard.

GUEST WC

comprising a white suite with low level WC and enclosed cistern, counter top mounted wash hand basin with chrome monobloc tap, with an obscured double glazed window to the front elevation and ceramic tiling to splashbacks.

KITCHEN/DINING ROOM

comprising a range of wall and base mounted units with contrasting granite effect work surfaces over and having an inset stainless steel sink and drainer unit, counter top mounted halogen hob, double oven and space and plumbing for built in dishwasher. Further to this, there is ample room for informal dining and a large double glazed window to the rear elevation offering fantastic views over the rear garden. The picture is completed with a useful integrated pantry storage cupboard and further cloaks storage cupboard with internal door leading into side walkway.

DINING ROOM

accessed from the hallway and benefits from a large picture window to the rear elevation giving views over that beautiful west facing rear garden. An inset alcove providing ample

space for an upright piano and the room itself enables comfortable dining for 10-12 guests. With sliding internal door leading through in to:

DUAL ASPECT LIVING ROOM

This fantastic main reception room has a centrally mounted feature fireplace with open fire, double glazed windows to both front and rear elevations and provides plenty of room for living room furniture. With further internal door leading from entrance hall.

FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to all bedrooms and the family bathroom, and features a full width double glazed window providing fantastic natural light. With drop down loft hatch leading to loft storage area.

BEDROOM ONE

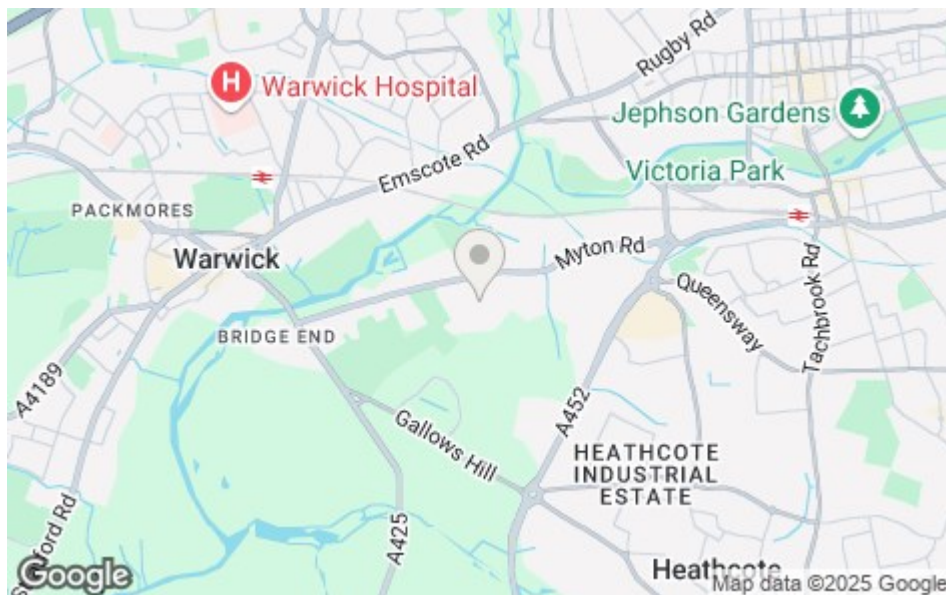
has a large rear facing double glazed window giving elevated views over the rear garden and benefits from two double fronted built in wardrobes and a further triple fronted built in wardrobe with integrated chest of drawers and storage cupboards. Enabling ample room for king size or super king bed, this generous double bedroom also features an internal door leading through to:

EN SUITE SHOWER ROOM

comprising a white suite with low level WC, pedestal wash hand basin and enclosed shower cubicle with mains fed shower and a side facing double glazed window. Having ceramic tiling to all splashback areas and central heating towel rail.







BEDROOM TWO

A large double having two double fronted built in storage wardrobes with overhead storage cupboards and a built in dressing table, and a picture window to the rear elevation overlooking the lawned rear garden.

BEDROOM THREE

The second double bedroom, currently being utilised as a child's single, has double fronted built in storage wardrobe with overhead storage cupboards, and rear facing double glazed window looking out on to the rear garden.

BEDROOM FOUR

currently being utilised as a home office with large double glazed window to the front elevation overlooking the foregarden.

FAMILY BATHROOM

comprising a three piece white suite with low level WC and enclosed cistern, counter top mounted sink with chrome monobloc tap and panelled bath with mains fed shower over and fabric curtain. Having obscured double glazed window to side elevation, centrally heated towel rail and ceramic tiling to all splashback areas.

OUTSIDE

INTERNAL WALKWAY

accessed from the kitchen, as well as having external access from both front and rear elevations and features a useful utility area comprising space and plumbing for both washing machine and tumble dryer, counter top mounted sink with drainer and ample room for an upright fridge freezer. Having ceramic tiling to floor and all splashback areas and high level storage cupboards. Further to this, there is also an internal door leading through to the integrated and oversized tandem garage.

TANDEM GARAGE

This is accessed from the driveway via split timber doors and benefits from both power and lighting, and has windows to both side and rear elevations with oversized timber door leading out on to the rear terrace.

GARDENS

This well proportioned and beautifully maintained lawned foregarden has a centrally mounted flower bed with well stocked plant and shrub borders. Sitting alongside this is a tarmac driveway enabling off road parking for 3+ cars.

To the rear is a westerly facing and beautifully maintained lawned rear garden with mature hedgerow borders to three sides benefiting from a large paved rear dining terrace accessible directly from the internal walkway and sitting room.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

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