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22, Bennett Drive, Warwick

Offers Over
£810,000



This lovely detached family house occupies a quiet cul-de-sac position within the highly regarded and well sought-after residential area to be found just off Myton Road. This property provides a reception hall and cloakroom, living room with a feature wood burner. well-equipped open-plan kitchen/dining room and utility room. On the first floor, there are four bedrooms, an en-suite shower room, and a spacious family bath/shower room. Outside there is ample driveway parking, a double garage, and a delightful secluded rear garden overlooking a nature reserve. Energy rating B

Location

Bennett Drive forms part of the established Myton Grange development ideally placed close by to excellent schooling and approximately midway and equally convenient to Warwick and Leamington Spa town centre amenities. Leamington Spa rail station is within easy reach as is access to the M40 motorway providing fast commuter links. The property backs onto a delightful nature reserve known as Myton Pool and consists of about two acres of varied habitats including a pool, scrubland, woodland, wildflower meadow, a stream, and river frontage.

Approach

Through a double glazed entrance door with double glazed side screen into:

Welcoming Reception Hall

Wood effect floor, under stairs cloaks/storage cupboard, radiator, staircase rising to First Floor. Doors to:

Cloakroom

Modern white suite comprising WC with a concealed push button cistern, wash hand basin with complementary tiled splashbacks and storage cupboard below, matching floor, extractor fan, and double a glazed window to front aspect.





Living Room

21'7" x 11'0" (6.58m x 3.36m)

Having a solid Oak floor, radiator, feature cast iron (double-sided) wood burner with slate hearth. Double glazed window to front aspect and double glazed patio doors provide access to the rear garden.

Open Plan Dining/Living Kitchen

15'3" x 10'8" (4.65m x 3.26m)

Having a comprehensive range of matching base and eye level units, Oak worktops, and upturns with inset single drainer sink unit with mixer tap and rinse bowl. Pull out corner carousel and larder unit. Rangemaster

Professional dual fuel cooker with two fan ovens, five burner hob, and hotplate, with a stainless steel splashback and extractor unit over. Karndean floor, downlighters, two double glazed windows. Door to the Utility, double glazed casement door provides access to the enclosed side passage.

Dining Area

11'1" x 10'8" (3.39m x 3.27m)

Matching floor, downlighters, radiator, feature cast iron stove with slate hearth. Double glazed sliding patio doors provide access to the rear garden.



Utility Room

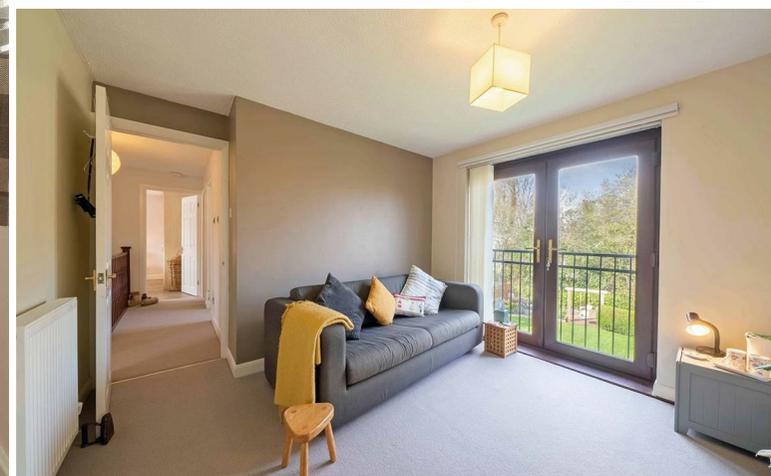
6'9" x 5'9" (2.07m x 1.77m)

Having a matching range of base and eye level units, oak worktops with inset single drainer sink unit with mixer tap. Pull out recycling bin with cupboard over, concealed gas-fired boiler, integrated washing machine, downlighters, radiator, and a double glazed window to the front aspect.

First Floor Landing

Access to roof space. Built-in Airing Cupboard housing the hot water cylinder. Doors to:





Bedroom One

13'9" x 10'9" (4.21m x 3.30m)

Built-in twin double door wardrobes, Karndean floor, radiator, double glazed with to front aspect with fitted electric blinds. Additional deep storage cupboard with electric light. Door to:

En-Suite Shower

Suite comprising WC with a push-button concealed cistern, wash hand basin with storage cupboard below. Granite effect display area and feature splashbacks, wide tiled shower enclosure with Mira shower system, and glazed sliding shower screen. Heated towel rail,

downlighters, extractor fan, and a double glazed window to front aspect.

Bedroom Two

11'4" x 10'5" (3.46m x 3.20m)

Built-in double door wardrobe, radiator, and a double glazed window to front aspect with fitted electric blinds.

Bedroom Three

10'8" x 9'10" (3.26m x 3.00m)

Radiator and a double glazed double opening French doors with Juliet balcony overlooking the gardens.

Bedroom Four

14'5" x 7'5" max (4.41m x 2.28m max)

Exposed floorboards, radiator, and a double glazed window to the rear aspect.

Family Bathroom

White suite comprising bath, pedestal wash hand basin, WC. Corner tiled shower cubicle with Mira shower system and curved glass shower door. Fully complementary tiled walls, chrome heated towel rail, downlighters, extractor fan, and a double glazed window to the rear aspect.





Outside

There is an established front garden with a double width driveway allowing access to the:

Double Garage

18'5" x 18'2" (5.62m x 5.56m)

With twin electric roller shutter doors, power, and light. Access to roof space, controls for solar panels, natural light window, and casement doors provide access to the rear garden and enclosed side passage.

Enclosed Side Access

UPVC double glazed casement doors to the front and rear aspects. and access to the Kitchen and Garage.

Rear Garden

This is a particular feature of the property, having paved areas directly to the rear of the house with a useful timber wood store. A stone pathway leads to a feature decked seating area affording views over the nature reserve and Myton Pond. There are well-tended shaped lawned gardens with maturely stocked borders housing an abundance of flower plants, shrubs, and specimen trees. There is also a Kitchen garden area with raised planters, and a further tucked away seating area with a raised nature pond.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this. Council Tax Band F

Services

All mains services are understood to be connected NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give warranties in this respect. Interested parties are invited to make their own enquiries.



Ground Floor
Approx. 100.6 sq. metres (1082.9 sq. feet)



First Floor
Approx. 66.9 sq. metres (719.9 sq. feet)



Total area: approx. 167.5 sq. metres (1802.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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