



2 Ashley Crescent

Warwick **CV34 6QH**

Offers Over £900,000

2 Ashley Crescent

Being superbly located just off Myton Road and a stone's throw from both Myton and Warwick Schools, this 1980's built detached family property has been extensively refurbished and stylishly updated during the tenure of the present owner. Amongst the significant range of improvements carried out are re-fitting of the kitchen and bathrooms, all of which are now equipped with stylish contemporary fittings. A large pocket door separates the spacious lounge from the equally spacious kitchen/dining room, thereby cleverly giving the alternative of a fully open plan space or separation between the two rooms and with the lounge featuring an imposing inglenook style fireplace with contemporary wood burner.

On the first floor, the four family bedrooms are complemented by a useful home office, along with re-fitted en suite and family bathroom facilities, whilst outside there is ample parking providing direct access to the double garage, along with a mature rear garden which is not directly overlooked from the rear.

LOCATION

Ashley Crescent forms a cul-de-sac off Myton Road forming part of a sought after and prestigious location within just a short walk of Myton and Warwick Schools. Being easily accessible for the centres of both Warwick and Leamington Spa, the location is also exceptional for commuters and road users, with regular commuter rail services operating from both Leamington Spa and Warwick, along with easy access to the M40 motorway and other links, notably the A46.

ON THE GROUND FLOOR

Stylish gabled porch entrance with imposing contemporary wood door opening into:-

SPACIOUS RECEPTION HALLWAY

With staircase off ascending to the first floor, access to understairs storage cupboard, contemporary radiator, wood flooring and door to:-

RE-FITTED CLOAKROOM/WC

Stylishly appointed with surface-mounted wash hand basin and mixer tap, WC with concealed cistern, contemporary radiator, obscure double glazed window and ceramic tiled floor.

LOUNGE

7.29m x 3.76m (23'11" x 12'4")

The focal point of which is an impressive inglenook style brick-lined fireplace housing a contemporary wood burning stove set on a plinth with log storage and stone slabs, herringbone style wood flooring, double glazed windows to front and rear with fitted blinds, two central heating radiators, feature display/book shelving and large sliding pocket door which gives access to:-

SUBSTANTIAL RE-FITTED KITCHEN/DINING ROOM

6.27m max x 4.88m max (20'7" max x 16'0" max)

An impressive kitchen come family dining space, which enjoys an aspect to the rear of the house via double glazed bi-fold doors, the kitchen area being stylishly equipped with a range of units in a deep blue finish providing ample base cupboards and eye-level storage cabinets, in conjunction with a matching island unit, and

with the units being complemented by quartz surfaces with undermounted sink unit and integrated appliances including five burner gas hob, twin ovens, integrated dishwasher, wine cooler and space for an American style fridge freezer. The kitchen extends to form a large open plan dining/family space with contemporary radiator and downlighters throughout.

UTILITY ROOM

2.62m x 0.97m (8'7" x 3'2")

Providing useful additional storage cupboards, as well as space for washing machine and tumble dryer, undermounted sink unit, cupboard concealing the Potterton gas fired boiler, radiator and door giving external access to the side of the property.

ON THE FIRST FLOOR

LANDING

With downlighters and replacement contemporary doors radiating to:-

MASTER BEDROOM

3.96m x 3.91m (13'0" x 12'10")

With double glazed window having fitted blinds to front elevation, central heating radiator and door to:-

EN SUITE SHOWER ROOM/DRESSING AREA

With large walk-in wardrobe having sliding doors fronting, complemented by stylish fittings including wall mounted wash hand basin with mixer tap, WC with concealed cistern, large walk-in shower enclosure with rain head style shower, contrasting ceramic tiling to walls and floor and towel warmer/radiator.

BEDROOM TWO (REAR)

3.35m x 3.30m (11'0" x 10'10")

With built-in double wardrobe, double glazed window with fitted blinds and central heating radiator.

BEDROOM THREE (REAR)

3.43m x 2.39m (11'3" x 7'10")

With built-in double wardrobe, double glazed window with fitted blinds and central heating radiator.

Features

Modern Detached House

Prime Warwick Location

Many Striking Improvements

Lounge With Wood Burner

Re-fitted Open Plan Dining Kitchen With Utility

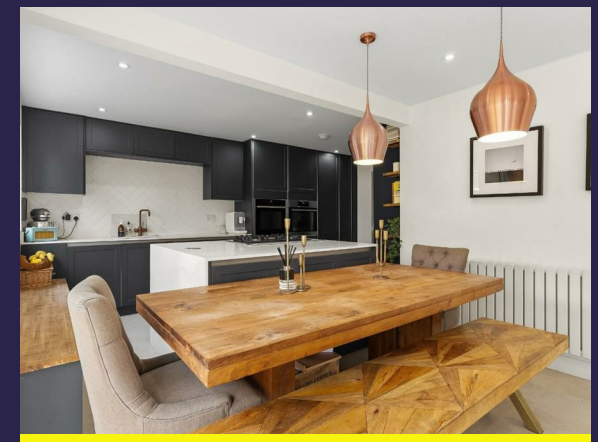
Four Bedrooms

Two Bathrooms

Study/Office

Ample Parking and Double Garage

Attractive Family Garden



BEDROOM FOUR (REAR)

2.74m x 2.36m (9'0" x 7'9")

With double glazed window having fitted blind and central heating radiator.

OFFICE

1.91m x 1.80m (6'3" x 5'11")

With double glazed window and central heating radiator.

FAMILY BATHROOM

Having been re-fitted with contemporary fittings comprising floor-standing bath with wall mounted mixer tap, WC with concealed cistern, surface mounted wash hand basin, walk-in shower enclosure with rain head style shower, obscure double glazed window and towel warmer/radiator.

OUTSIDE

FRONT

The property enjoys a good frontage to Ashley Crescent with large Cotswold gravelled parking area providing under-matted parking space for several vehicles. To the left of this is a lawned foregarden with modern pathway leading through and providing an attractive approach to the front entrance door. Direct vehicular access can be gained from the driveway to:-

DOUBLE GARAGE

4.95m x 5.69m max (16'3" x 18'8" max)

With electrically operated double up and over door, electric light and power and double glazed window.

REAR GARDEN

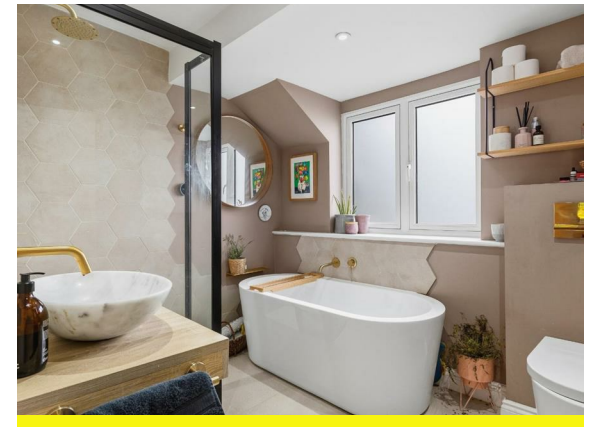
A comfortable family garden extends to the rear of the property featuring a brick edged patio and pathway to match that to the front of the house, with timber pergola at the far end of the garden and an appealing view beyond to an area set with a range of mature trees. The rear garden can also be accessed over a gated side foot access.

DIRCTIONS

Postcode for sat-nav - CV34 6QH.

TENURE

The property is Freehold.



Floorplan

Ground Floor

Approx. 101.4 sq. metres (1092.0 sq. feet)



First Floor

Approx. 72.5 sq. metres (780.6 sq. feet)



Total area: approx. 174.0 sq. metres (1872.6 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

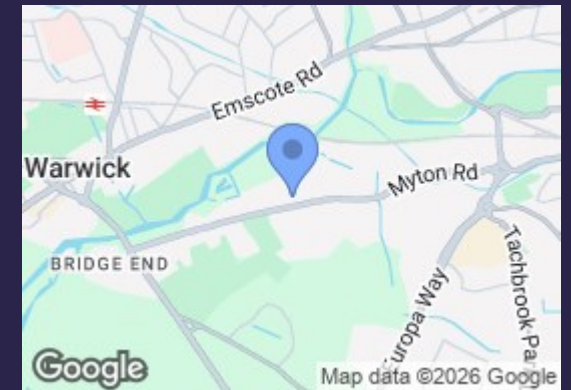
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band G - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
	EU Directive 2002/91/EC	

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