



30 Sandpit Boulevard

Warwick **CV34 8BN**

Guide Price £375,000

30 Sandpit Boulevard

This beautifully presented three-storey semi-detached townhouse was constructed by reputable builders Vistry Homes to 'The Wyatt' design. Located on the Myton Green development just off Europa Way in Warwick and on the fringes of Leamington Spa. Upon entry, the entrance hall with storage leads through into the well equipped kitchen of which opens up seamlessly into the reception space. There is also a ground floor WC on this level. The first floor offers two bedrooms and a family bathroom and on the second floor you will find the master suite with ensuite. There is a good-sized rear garden and parking for three cars upon the driveway to the side of the property. Finally is it well positioned for access to the major road networks, the Shires Retail Park, local schooling, Jaguar Landover and the Leamington train station.

LOCATION

Located just off Europa Way, providing easy access to both Leamington and Warwick Town Centres with their associated train stations. These importantly provide easy commuting to both London (1h30m) and Birmingham (30m) as well as many other population centres and the M40 motorway network is less than ten minutes commute by car. Leamington Spa and Warwick offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages.

ON THE GROUND FLOOR

Entrance Hallway

4.59m x 1.97m (15'0" x 6'5")

Welcoming, spacious and in immaculate condition with stairs rising to the first floor and doors leading off to:-

Kitchen

4.63m x 2.02m (15'2" x 6'7")

Immaculate modern kitchen suite with an array of eye level and base units, complementary work tops with matching kick backs. Offering a full range of integrated appliances including an oven, a gas hob, extractor hood, fridge / freezer, dishwasher and washing machine. The kitchen is open plan and opens up into the living reception room.

Living / Dining Room

4.08m x 3.66m (13'4" x 12'0")

A well proportioned room with access into the hallway and as previously mentioned open plan into the kitchen. Double doors lead out to the gardens.

Cloakroom / WC

1.68m x 0.93m (5'6" x 3'0")

With a modern white suite including a low level flush wc and wash hand basin.

ON THE FIRST FLOOR

Landing

3.75m x 1.02m (12'3" x 3'4")

With doors leading to all rooms on this level and stairs rising to the second floor.

Bedroom Two

4.09m x 2.98m (13'5" x 9'9")

A good sized double bedroom located to the rear with views over the garden.

Bedroom Three

2.93m x 1.95m (9'7" x 6'4")

Currently being used as an office and located to the front of the property.

Bathroom

1.99m x 1.95m (6'6" x 6'4")

This beautifully presented modern bathroom suite with tiled walls in a fashionable stone colour. There is a bath with shower over and glass screen, a low level flush wc and wash hand basin.

Features

Modern Semi Detached Property

Immaculately Presented Throughout

8 Years NHBC Guarantees Remain

Open Plan Ground Floor

Three Storey Living

Three Bedrooms

Master Ensuite & Bathroom

Driveway and Private Gardens



ON THE SECOND FLOOR

Bedroom One

4.84m x 4.11m (15'10" x 13'5")

Located on the second floor this spacious master bedroom has a dormer window to the front and doorway leading into the ensuite.

Ensuite

4.11m x 1.39m (13'5" x 4'6")

A beautiful ensuite with roof window, tiled splash back areas with a shower cubicle, a low level flush wc and wash hand basin.

OUTSIDE

Front

The property is set back from the road behind a green area and shares a private driveway to the front with neighbouring houses. To the side there is a tandem driveway with access to the rear garden.

Rear

To the rear there is a good sized garden with paved patio sections, lawns, mature stocked borders and shed.

DIRECTIONS

Please use CV34 8BN for satellite navigation purposes.



Floorplan



General Information

Tenure

Freehold

Fixtures & Fittings

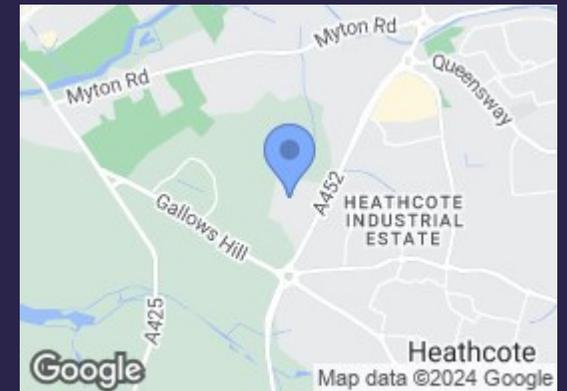
Specifically excluded unless mentioned in these sales particulars.

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 D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

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