



34 Campriano Drive

Warwick CV34 4NZ

Guide Price £440,000



# 34 Campriano Drive

We are delighted to bring to the market a very well presented town house in a highly sought after location. Superbly presented throughout is this three storey town house which is situated on the highly regarded Emscote Lawns development providing easy access to both Royal Leamington Spa and Warwick town centres. The property benefits from having good school catchments for Coten End Primary and Myton Secondary schools and is within walking distance of Warwick railway station.

In brief and on the ground floor this spacious and light accommodation comprises; entrance hallway, kitchen, large lounge / diner with skylight velux windows and a WC.

On the first floor there are two double bedrooms and a family bathroom. The second floor comprises of the master bedroom suite, en suite and a dressing area/office space.

This property is gas centrally heated and double glazed throughout. The property also benefits from having a single vehicle garage with parking in front.

Call now to arrange your viewing.

## LOCATION

Campriano Drive is in a pleasant and established residential location forming part of the successful Emscote Lawns development which is conveniently sited for access to both Leamington Spa and Warwick, with Warwick being an easy walk and just one mile away. There is a good range of local facilities and amenities including shops, schools, and recreational facilities, including St Nicholas Park a short walk away. The development also has a delightful central green area, which is for the exclusive use of the residents only to enjoy.

## APPROACH

Through a double glazed entrance door into:

## RECEPTION HALL

With a gas central heating radiator, stairs rising to the first floor and access to adjacent rooms.

## CLOAKROOM

2.00m x 1.60m (6'6" x 5'2")

With low level WC, wash hand basin, heated towel rail, part tiled walls and an understairs storage area and space for a tumble dryer.

## LARGE REAR LOUNGE / DINING ROOM

5.37m x 4.13m (17'7" x 13'6")

With two gas central heating radiators, space for furniture, double glazed Velux roof light and double glazed French doors with matching side windows opening onto the rear garden and patio.

## KITCHEN

3.09m x 2.96m (10'1" x 9'8")

With modern roll edge work surfacing, stainless steel

sink and a four ring gas hob / oven unit. There are a range of base units incorporating a built-in fridge freezer, space for a washing machine, integrated dishwasher, eye level wall cupboards with tiled splashback. Also having a gas central heating radiator and double glazed windows to the front elevation.

## FIRST FLOOR LANDING

Having doors leading to two bedrooms, the family bathroom and stairs leading to the second floor.

## BEDROOM TWO

4.11m x 2.73m (13'5" x 8'11")

With two double glazed windows to the front, gas central heating radiator and space for bedroom furniture.

## BEDROOM THREE

3.09m x 2.93m (10'1" x 9'7")

With a double glazed window to the rear elevation, gas central heating radiator and space for bedroom furniture.

## FAMILY BATHROOM

1.99m x 1.65m (6'6" x 5'4")

Has a white suite with wash hand basin, low level WC, bath with shower above, frosted double glazed window, tiled flooring, extractor fan, shaver point and a gas central heating radiator.

## MASTER BEDROOM

7.34m x 4.12m (24'0" x 13'6")

A great sized master bedroom which has fitted wardrobes, space for bedroom furniture, two gas central heating radiators, double glazed windows to

## Features

Three Storey Town House

Popular Emscote Lawns Development - Central Green Area For Residents To Enjoy

Three Bedrooms

Top Floor Master Bedroom With Dressing Area With A Refurbished En-Suite

Lounge / Diner

Kitchen

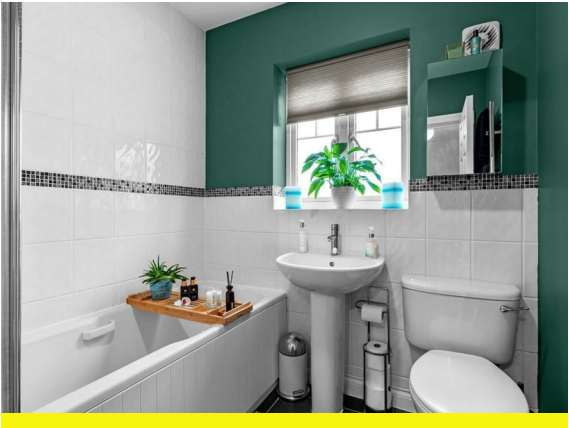
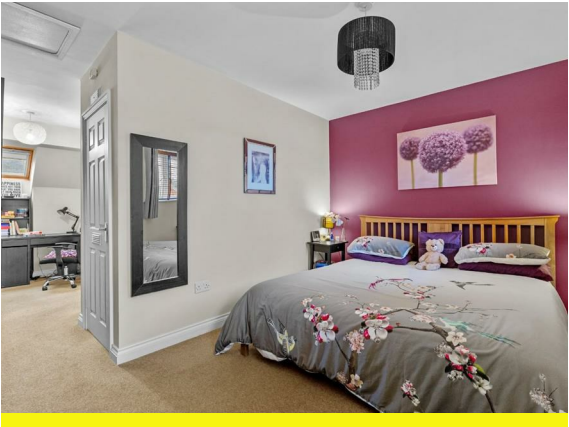
Enclosed, Mature And Attractive Rear Garden

Downstairs WC

Garage & Drive With additional off Road Parking

Great Location For Warwick & Leamington Spa

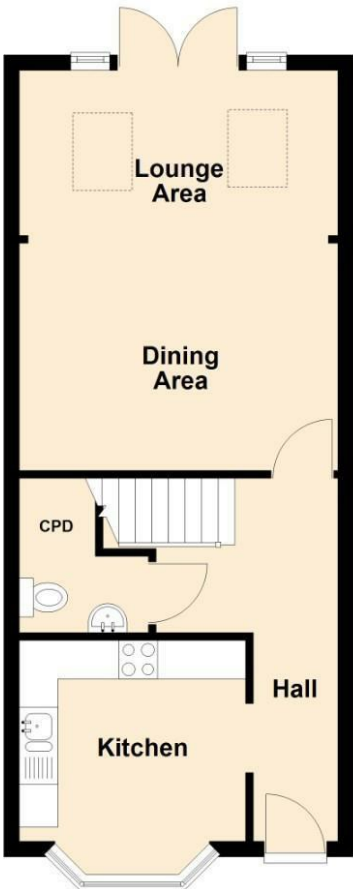






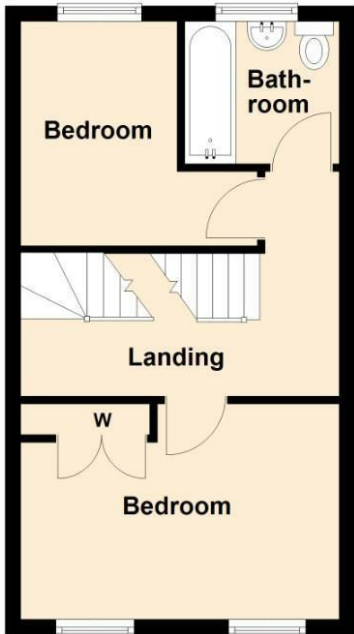
# Floorplan Ground Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



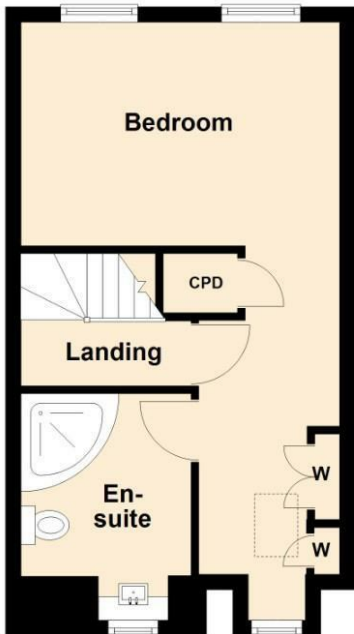
# First Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



# Second Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 104.7 sq. metres (1127.3 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 E - 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	77	81
EU Directive 2002/91/EC		

## Contact us

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## Visit us

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