



The Hills
Warton
£389,950

*** TRULY IMMACULATE HOME - DESIRABLE VILLAGE LOCATION - POPULAR CAMERON HOMES DEVELOPMENT ***. For sale with MARK WEBSTER estate agents is this modern detached family home offering spacious rooms briefly comprising: Lounge, kitchen/diner, guest WC, master bedroom with en-suite, three further bedrooms, family bathroom, garage, double width driveway and enclosed rear garden. Internal viewing is considered essential.

We are delighted to be able to bring to the market this recently built 4 bedroom detached family home located on this small Cameron Homes development located in the popular village of Warton. Warton is a village in the North Warwickshire district of Warwickshire, England. It is five miles east of Tamworth and four miles north-west of Atherstone, and is in the civil parish of Polesworth.

The village is located in the heart of the countryside, the village offers basic amenity of a public house and infant/junior school with further schools within the neighbouring villages of Polesworth and Austrey, secondary schooling being available within Polesworth, Tamworth and Ashby-de-la-Zouch.

The property is approximately five miles from Tamworth town centre which offers a comprehensive range of amenities and facilities including the ever popular Ventura Retail Shopping Park. The home offers an ideal position for commuting to surrounding commercial centres including Birmingham, Coventry, Leicester, Derby and Nottingham. Main railway stations are readily accessible within the neighbouring market towns of Tamworth and Nuneaton.

ENTRANCE HALL

Having a composite style double glazed entrance door, engineered oak flooring, single panelled radiator, stairs leading off to the first floor landing and a door to...

LOUNGE 15' 6" x 11' 5" (4.72m x 3.48m)

Double glazed window to front aspect, double panelled radiator, engineered oak floor with electric under floor heating, door to the kitchen/diner.

KITCHEN/DINER 21' 9" x 11' 4" maximum (6.63m x 3.45m)

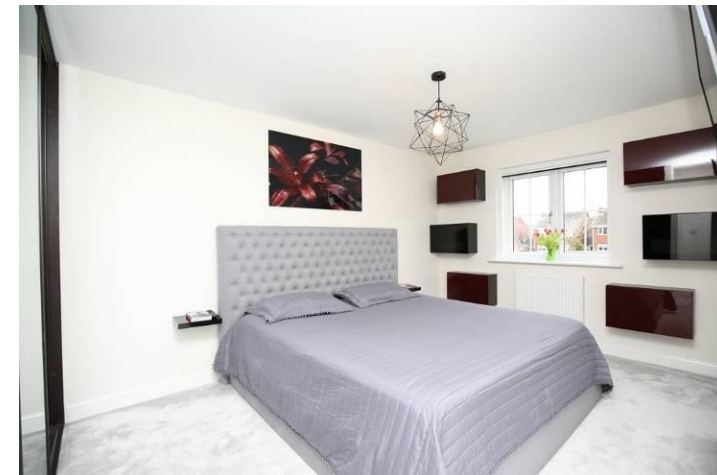
(14'8" minimum width) Two double glazed windows to rear aspect, double glazed French doors leading out to the rear garden, two single panelled radiators, door to an under stairs storage cupboard, wide range of high gloss style base and eye level units, roll edge work surfaces with matching up stands, tall unit that houses the stainless steel double oven, integrated fridge freezer, built in dishwasher, space and plumbing for a washing machine and tumble dryer, stainless steel sink and a door to the guest WC.

GUEST WC 5' 10" x 3' 2" (1.78m x 0.97m)

Opaque double glazed window to rear aspect, single panelled radiator, tiled floor, low level WC and a wash basin.

FIRST FLOOR LANDING

Access to the roof storage space, laminated wooden effect flooring, single panelled radiator, door to a useful storage cupboard and further doors leading off to...



BEDROOM ONE 15' 1" x 11' 7" maximum (4.6m x 3.53m)

Double glazed window to front aspect, single panelled radiator, fitted wardrobes with sliding doors and a door to the en-suite.

ENSUITE 6' 7" x 4' 10" (2.01m x 1.47m)

Opaque double glazed window to front aspect, chrome towel radiator, tiled floor, low level WC, wash basin, good sized tiled shower cubicle having a chrome mixer style shower.

BEDROOM TWO 9' 1" x 12' 0" maximum (2.77m x 3.66m)

Double glazed window to rear aspect, single panelled radiator and a fitted wardrobe with sliding mirrored doors.

BEDROOM THREE 13' 6" x 10' 0" (4.11m x 3.05m)

Double glazed window to front aspect, single panelled radiator and a fitted wardrobe with sliding mirrored doors.

BEDROOM FOUR 9' 0" x 8' 7" (2.74m x 2.62m)

Double glazed window to rear aspect, laminated wooden effect flooring with electric under floor heating.

FAMILY BATHROOM 6' 8" x 6' 3" (2.03m x 1.91m)

Opaque double glazed window to rear aspect, chrome towel radiator, tiled floor, low level WC, wash basin, panelled bath with an electric shower over, shower screen and tiled splash back areas.

TO THE EXTERIOR

To the front of the property there is a small lawn, side gated access to the rear garden, double width driveway providing off road parking and access to the garage having an up and over door. The rear garden is very well cared for having a good sized porcelain paved patio with the remainder being laid to lawn with fenced boundaries.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

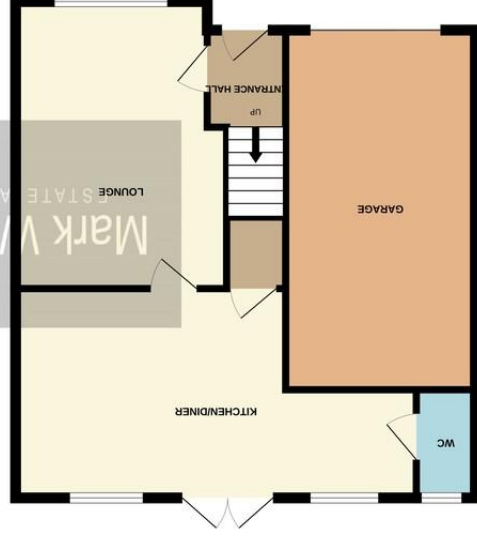
COUNCIL TAX: We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).



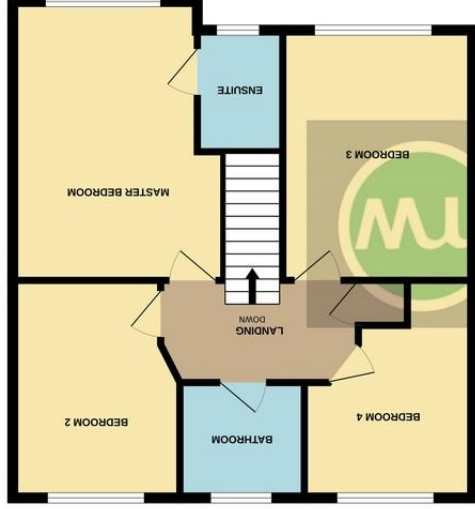
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Sat: 9:00am - 4:00pm



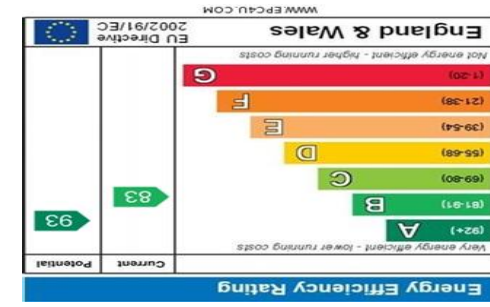
GROUND FLOOR (60.3 sq.m.) approx.



1ST FLOOR (60.2 sq.m.) approx.

TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mark Webster
ESTATE AGENTS



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