



The Willows Main Street,
Norton Juxta Twycross,
, CV9 3QA





£805,000

GENERAL

A superb family house on an exclusive gated development in pretty village location. The Willows in an exceptional family house with spacious well planned accommodation spread over three floors. In brief, on the ground floor, there is a magnificent reception hall from which the reception rooms radiate to include an elegant reception room, dining room and home office. The living kitchen is a really lovely feature of the house and perfect for modern family living. On the first floor there are five double bedrooms including a luxurious master bedroom suite, en-suite to bedroom two and a family bathroom. On the second floor there is a wonderful games/cinema room together with dedicated gym space and luxurious shower room. There is underfloor heating to the ground floor accommodation which, as well as creating a comfortable environment, gives the owner complete flexibility as to how the space is arranged.



LOCATION

Norton Juxta Twycross is a small village lying in some of West Leicestershire's prettiest countryside. It is close to the world famous Twycross Zoo and in the nearby village of Twycross there is a public house and a highly regarded private school. The village is well located for access to the motorway network via junction 11 on the M42 and is also within easy reach of the A5 which gives access to the M6 and M69.

THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into reception hall.

RECEPTION HALL

A magnificent introduction to the house with balustrade staircase rising to first floor. There is a flagstone floor, cloaks cupboard and door to cloakroom.

CLOAKROOM

With wash bowl set on an oak cabinet, low flush lavatory.

SITTING ROOM

20'2" x 12'

There are French doors opening into the garden, coming to the ceiling and double doors opening into the hall.

DINING ROOM

13' x 11'

With double doors to the reception hall, coving to ceiling.

HOME OFFICE

8'6" x 8'4"

The home office is fitted with bespoke furniture including a desk and shelving with lighting.

LIVING KITCHEN

25' x 12'10"

A wonderful open plan living space. The kitchen is fitted with a comprehensive range of base and wall cabinets with polished granite work surfaces and a breakfast bar. There is a Rangemaster cooker with two ovens and grill together with an induction hob and extractor over, a "Miele" dishwasher, space for an American style fridge and coming to ceiling. A bay window with French doors open from the dining area into the garden. Coming to the ceiling, remote controlled blinds and tiled finish to the floor.

UTILITY

6'8" x 6'4"

Base and wall units with single drainer sink unit and plumbing for washing machine, tiled finish to floor, door to garden and double garage.

DOUBLE GARAGE

17' x 14'8"

With an electric roller shutter door.

ON THE FIRST FLOOR

The open flight staircase rises from the landing to a large galleried landing.

GALLERIED LANDING

Opening off the landing are doors to the bedrooms.

MASTER BEDROOM

16'6" x 15'6"

An impressive room with fitted wardrobes (first measurement reduces to 14'4").

EN-SUITE

A luxurious en-suite. There is a large vanity unit with oak panelled cupboards, two stone washbowls and stone counter top. Above the wash bowls there is a fitted unit with mirrors. There is a large walk in shower enclosure with large rainfall and hand held shower attachments and low flush lavatory. Central heating radiator.

BEDROOM TWO

12'3" x 11'9"

Overlooks the garden. Fitted wardrobes. Central heating radiator.

EN-SUITE

With a double sized shower enclosure, heated towel rail, low flush lavatory, wash hand basin.

BEDROOM THREE

16'3" x 14'6" inc 'robes

A charming room with two central heating radiators and roof lights to either side. (First measurement is 14' measured to 5' eaves height).

BEDROOM FOUR

13'9" x 9'1"

Overlooking the garden with fitted furniture including a knee hole dressing table and wardrobes. Central heating radiator.

BEDROOM FIVE

11'3" x 11'2"

A good sized double bedroom with central heating radiator.

BATHROOM

The bathroom has a contemporary free standing bath with waterfall tap and shower fixture. There is a shower enclosure, stone bowl wash hand basin set on oak fronted cabinet with an electric shaver point over and wall mounted T.V.

ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor landing.



SECOND FLOOR LANDING

On the landing there is a gym area (15'7" x 8'4") with Eaves storage cupboard. Central heating radiator.

CINEMA/GAMES ROOM/POTENTIAL BEDROOM 6

21'6" max x 15'8" max

A wonderful room. The current owners use this as a cinema and games room (the cinema equipment is available by separate negotiation). There are eaves storage cupboards.

(First measurement reduces to 14'6" second measurement is 11'1" measure to 5' eaves height')

SHOWER ROOM

An impressive shower room to include a shower area with a mosaic tiled bench, a wash hand basin set on vanity unit, low flush lavatory. Central heating radiator.

OUTSIDE

The house is approached through electric security gates connected to the house via an intercom system. The house is in a courtyard setting shared with two other properties and there are mutual rights of way. To the front of the house itself, is a generous area of block paved parking.


THE MAIN GARDEN

The main garden is to the rear and immediately adjoining the house there is a large patio. The garden is principally lawned with flower and herbaceous borders.

COUNCIL TAX

Hinckley & Bosworth Tax Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(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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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

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