



1 Nortgate Place

Warwick

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property consultants

1 Northgate Place is an elegant four bedroom victorian townhouse, located in the heart of Warwick

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WARWICK

Summary – The current owners purchased the property in 2017 from renowned local developers Ash Mill who have extensively renovated a number of properties on the 'Northgate development'. The sympathetic improvements they made, ensured that 1 Northgate Place combines its period charm alongside modern improvements. Since then, the current owners have spared no expense, and made extensive further upgrades. The property really does combine luxury with functionality. Whether you are seeking a family home, or a sophisticated retreat, 1 Northgate Place is a true gem that needs to be seen to be fully appreciated.

Ground Floor – Leading through the front door you will find a grand entrance hall with a newly fitted bespoke cloakroom area, to the right is a spacious sitting room, with a stunning semi-circular bay window. Once the Magistrates office, now a beautiful space for all the family to enjoy. With a feature log burner, perfect for cosy winter evenings tucked up by the fire. To the left is another reception room, providing versatile usage whether that be for a snug, dining room, playroom or a home office. The open plan kitchen, dining room combines functionality, technical sophistication and aesthetics. The kitchen is supplied by Hacker, a renowned German manufacturer. The property boasts all the modern, high end appliances you would expect and provides ample storage and work space catering to the culinary enthusiasts. With integrated Siemens ovens, warming draw, fridge, freezer and dishwasher. There is plenty of dining space, whether that be for an evening meal around the dining table or breakfast seated at the centre island. There are two sets of french doors that lead out onto the garden, allowing for indoor, outdoor living; a perfect space where friends and family can come together. Underfloor heating extends through the kitchen, adding extra comfort under foot. There is a separate utility room with a washing machine and tumble dryer, ceramic sink with tap and ample integrated storage.

First Floor – The first floor is dedicated to the principle suite. The main bedroom is a perfect retreat and the ensuite bathroom is simply to die for. There is a oversized shower and bath tub. Designed by Fired Earth, the finish is truly spectacular, and the marble tiles really do add extra opulence. There is also a walk in dressing room with plenty of storage space, with the perfect ratio of railing and shelving.

Second Floor – To the second floor you will find three further bedrooms. The first is a generous double, with dual aspect allowing for plenty of light. The second is currently used as a gym, but would allow for another generous double room. The third serves as a music studio at present, however provides versatile use for another bedroom, nursery, home office or a dressing room. The second floor is completed by a modern family bathroom.

Outside – The rear garden is a real feature. The spacious patio area is perfect for alfresco dining. There is a stoned area to the rear where the current owners house their hot tub. Whether you are looking for quiet relaxation or a space to entertain friends and family the garden offers it all.

Location – Warwick Town Centre is on your doorstep providing an excellent array of shops, bars and restaurants, as well as being home to the renowned Warwick Castle. Fantastic public and state schools are within walking distance including Warwick School, Kings High School and Warwick Prep. Warwick Train Station is a 7 minute walk away. The M40 and M42 are nearby, providing access to the M1 and M6, Birmingham International Airport and the NEC. Warwick Parkway and Leamington Station are also in close proximity, offering links to Birmingham and London. The property is in a conservation area.

Services to the Property /EPC – All mains services are connected / EPC band D

Agents Notes – All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.









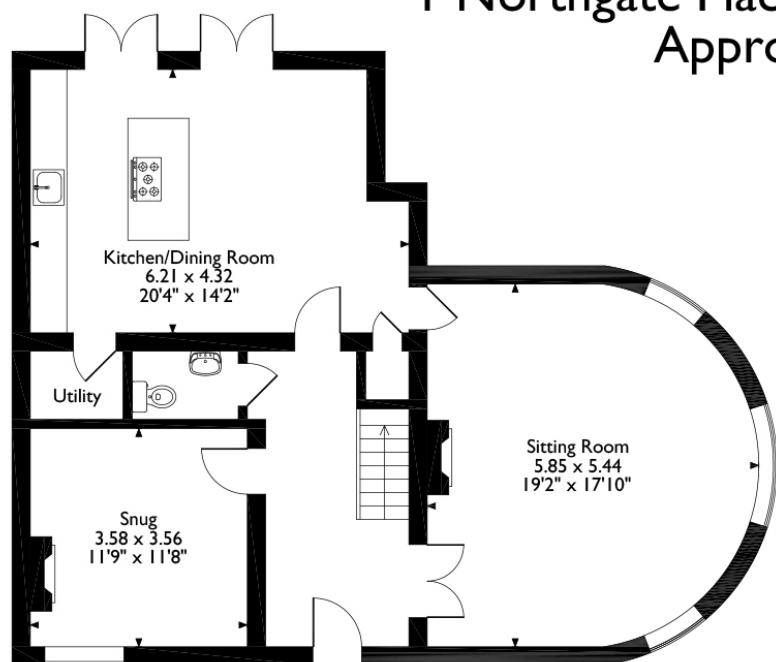




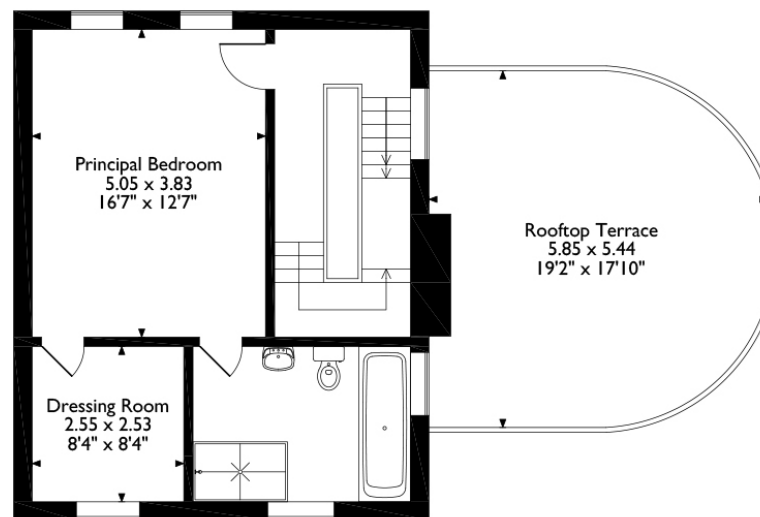




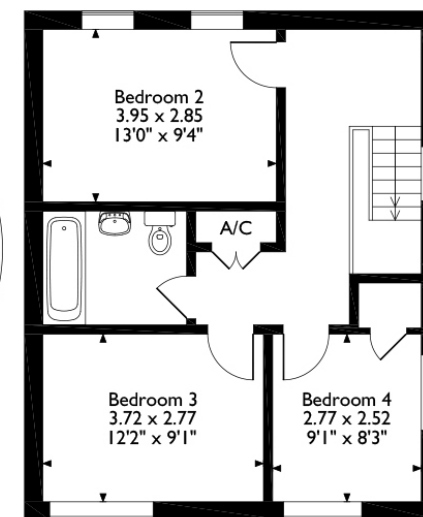
I Northgate Place, Northgate, Warwick, Warwickshire
Approximate Gross Internal Area
184 Sq M/1981 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.