

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**NORTON DRIVE,**  
WARWICK, WARWICKSHIRE, CV34 5FE

**PCM**  
**£1,800 PCM**

# NORTON DRIVE



## PROMINENCE ESTATES

Available From August - Contemporary Detached Family Residence located in the highly sought-after Woodloes area. This property has recently undergone a complete renovation, showcasing a brand-new, stylish kitchen with integrated appliances, in addition to fresh bathroom fittings, a cloakroom, and an entirely updated interior decor. Don't miss your chance to secure this wonderful family home.

### Full Description

This meticulously presented residence offers the following features on the ground floor: an inviting entrance hall, a newly installed cloakroom, a modern kitchen complete with integrated appliances, a generously proportioned lounge with sliding doors leading to the rear garden, and a second reception room that can serve as a snug or fifth bedroom. Moving upstairs, you'll discover three spacious double bedrooms, with the primary bedroom benefiting from expansive fitted wardrobes, along with a single bedroom and a contemporary family bathroom. The property also boasts solar panels, an electric vehicle charging point, and an east-facing rear garden. There's ample off-road parking for two vehicles, along with a garage equipped with power and lighting.

This property is ideally situated in the highly desirable Woodloes area, offering convenient transportation links. For those commuting nationally, the M40 motorway and the Warwick Parkway park-and-ride train line to London are just a short drive away. The property is also conveniently located just a couple of minutes' walk from a bus stop and provides easy access to local shops and amenities, including Premier Woodloes Supermarket, Woodloes Tavern, BP garage, and Priory Medical Centre.

Norton Drive is a mere 6-minute drive or less than a 25-minute walk from the historic town centre of Warwick, home to the renowned Warwick Castle. Warwick is a vibrant market town that boasts a diverse array of both high street and independent shops, a wide selection of restaurants, bars, and coffee shops. The town is a hub of activity, hosting annual food and drink festivals, weekend markets, and various local events.

### RECEPTION HALL

### WC

### LIVING/DINING ROOM

### KITCHEN

### UTILITY ROOM

### BEDROOM ONE

### BEDROOM TWO

### BEDROOM THREE

### BEDROOM FOUR

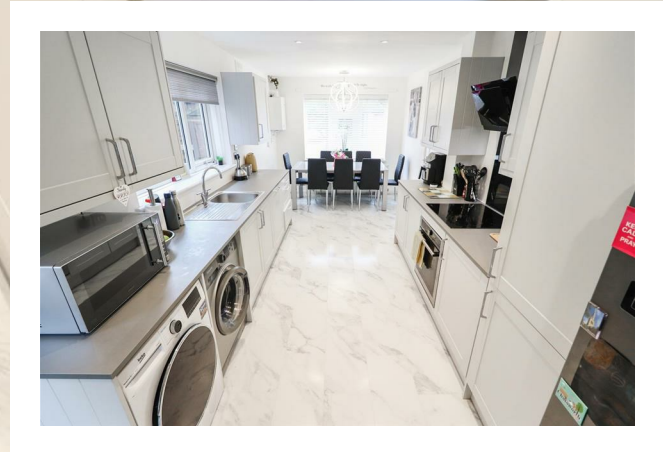
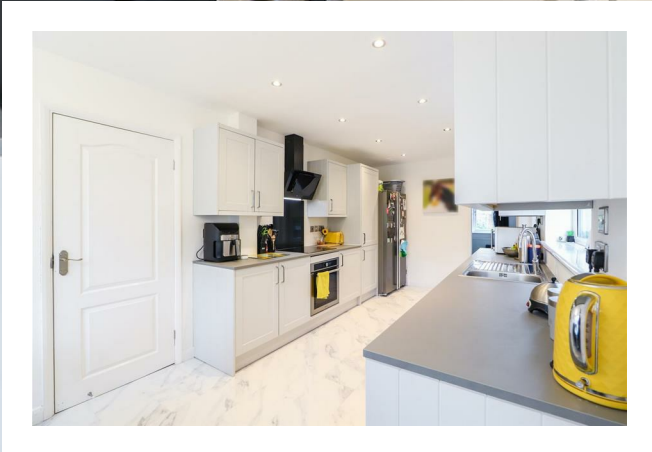
### BATHROOM

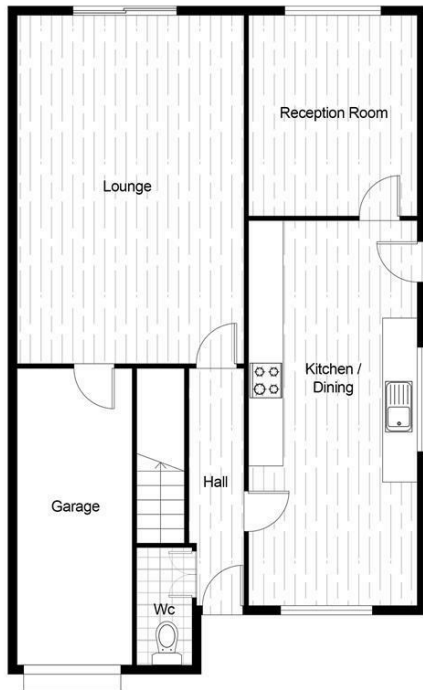
### - - MARKETED BY PROMINENCE ESTATES - -

Experienced, proactive and committed to your sale.

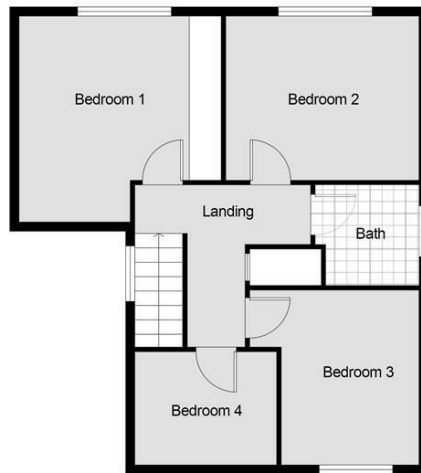
We know that selling your home is a big decision, this is why we use the latest marketing techniques to empower prospective buyers and take professional photographs for all of our listings. We believe this process should be stress free and exciting; this is why we offer a unique support network of highly trained staff who can help you achieve the best price when selling your house.








GROUND FLOOR PLAN



FIRST FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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