



Field View, 5 Wilson Close, Newton Regis, Warwickshire, B79 0GG

Guide Price £775,000

The property is situated within a small, select courtyard development of just 20 individual homes backing onto open fields and enjoying countryside views. An impressive detached executive home offering flexible accommodation totalling over 2200 sqft. Featuring a large open plan kitchen/ breakfast room/ family room to the rear with utility room and cloakroom WC off, spacious living room and separate dining room/study. To the first floor there are four excellent size bedrooms and a family bathroom. In addition, both the main bedroom and bedroom two have en-suite facilities. an early internal viewing is strongly recommended.

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LOCATION

Nestled in the village centre along a private driveway Newton Manor is a select development of 20 individual homes in a courtyard setting.

Newton Regis is a small rural village situated between Ashby de la Zouch and Tamworth in the Staffordshire countryside. The picturesque village benefits from a public house, St Mary's church and enjoys a strong community spirit. More extensive services can be found in the nearby towns of Ashby de la Zouch and Tamworth which include supermarkets, leisure centres and leisure facilities. There is also an extensive road network with the A42/M42 M6, M6 toll and M1 all within close proximity providing links to East Midlands and Birmingham International airports and the Midlands rail network with fast direct routes into London Euston.

The local area is also sited within the National Forest benefiting from a number of popular visitor centres including Conkers, Twycross Zoo, Ferrers centre at Staunton Harold, Calke Abbey and Melbourne Hall. Renowned for the quality of educational facilities offered, schools include Repton, Twycross House, Dixie Grammar School, Grace Dieu Manor House, Ashby Grammar Schools and Newton Regis has its own C of E Primary and Nursery school with an outstanding Ofsted report.

ACCOMMODATION DETAILS - GROUND FLOOR

The front entrance door leads into the entrance hallway with understairs cupboard and staircase rising to the first floor. Doors off to the left lead into a study/dining room to the front elevation and a separate cloakroom WC. Off to the right is a bright and spacious living room with dual aspect having windows to the front and side elevations, a feature fireplace with log burner and raised hearth and double opening doors leading into the open family area. A particular feature of this home is a 30ft kitchen/ breakfast room/family room with bi-folding doors opening onto to the rear garden. The kitchen area has a comprehensive range eye-level and base units, ample quartz preparation surfaces with complementary uplifts, stainless steel gas hob with extractor hood above and built-in Neff double oven with microwave oven above. There are integrated appliances to include a dishwasher and wine cooler. An internal door leads into a useful utility room also having a range of eye-level and base units, stainless steel single bowl sink unit, plumbing and space for a washing machine, wall mounted central heating boiler and door to side access.

FIRST FLOOR

The staircase rises to a first floor landing with galleried balustrade, built-in airing cupboard and storage cupboard, window to the front elevation. Doors leads off to all four bedrooms and the family bathroom. The principal bedroom with dual aspect having windows to the front and side elevations has a range of mirror-fronted wardrobes and door into an en-suite shower room. Bedroom two to the rear enjoying countryside views also has its own en-suite facilities. Bedroom three to the rear and bedroom four on the front elevation are serviced by the family bathroom situated between them.

OUTSIDE

Externally the property occupies a corner plot with landscaped side garden, hedge lined front and side boundary, block paved driveway leading to a detached double garage with power and light supply. The rear partially walled garden is mainly laid to lawn with a generous paved patio.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax

Band - F

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

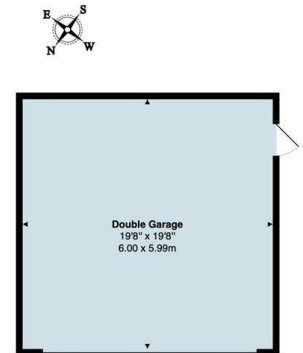
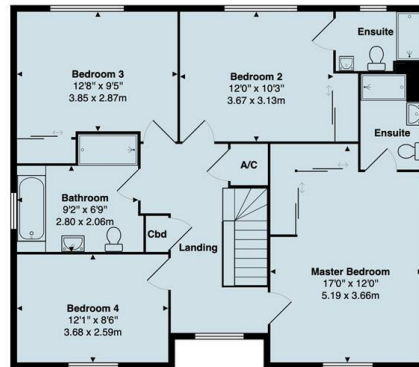
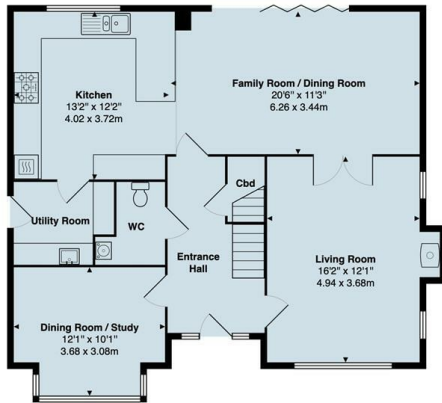
Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

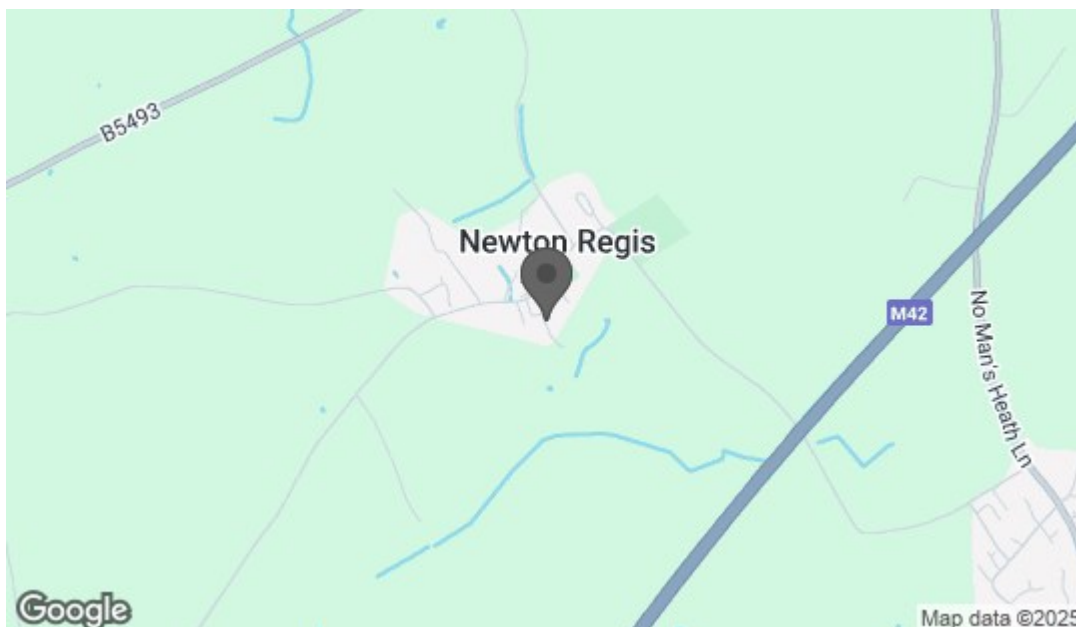
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Total Area: 2139 ft² ... 198.8 m² (Including Garage)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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