



4 Windmill Close, Warton, Warwickshire, B79 0JA

HOWKINS &
HARRISON

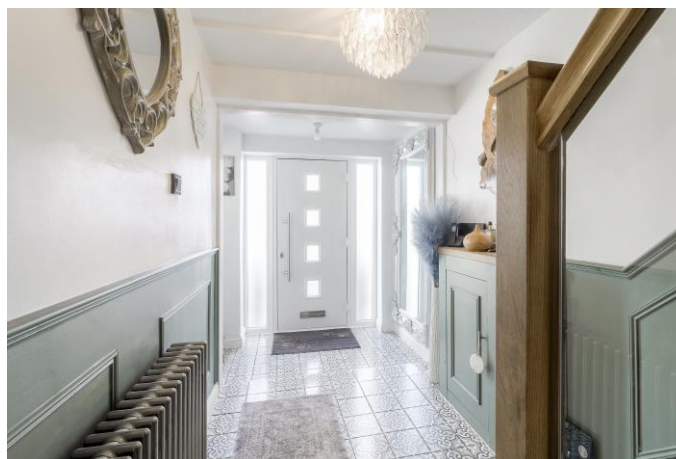
4 Windmill Close,
Warton,
Warwickshire, B79 0JA

Guide Price: £355,000

An impressive, much improved and extended, ready to move into semi detached family home situated within sought after village location. Offering over 1800sqft of modern internal space, featuring a splendid open plan kitchen/breakfast room opening into a large utility room, living room with French doors onto the rear garden. To the first floor there are three bedrooms, two with fitted wardrobes and a re-fitted family shower room. Outside the property has parking for several vehicles and a mature rear garden. An early internal viewing is strongly recommended.

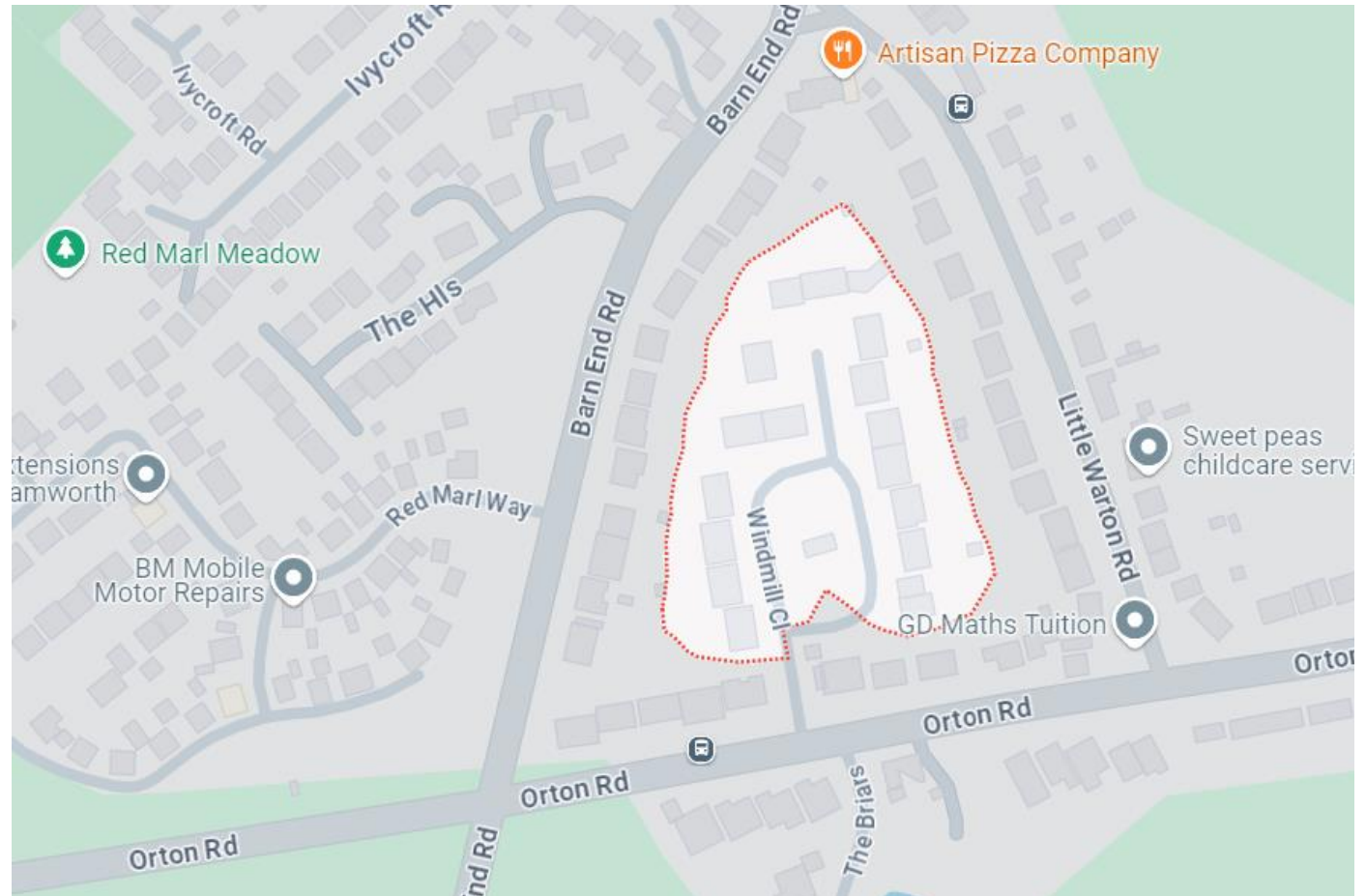
Features

- Extended and improved semi detached family home
- Ready to move into modern living space
- Open plan kitchen breakfast room
- Spacious living room with French doors
- Three good size bedrooms
- Re-fitted family shower room
- Driveway for several vehicles



Location

The front door leads into an entrance porch and hallway with a door leading straight ahead into the light and airy, spacious living room, feature fireplace with fitted log burner and French doors opening onto the rear garden. Off to the right of the hallway, from the front to the back elevations is an impressive open plan kitchen .breakfast/utility room offering modern living space including a comprehensive range of eye level and base units, ample preparation surfaces, gas hob with extractor hood above, integrated double oven and wine cooler. There is a matching chef island with breakfast bar, window to the front elevation, tiled flooring and door to rear access.



Accommodation Details - Ground Floor

The front door leads into an entrance porch and hallway with a door leading straight ahead into the light and airy, spacious living room, feature fireplace with fitted log burner and French doors opening onto the rear garden. Off to the right of the hallway, from the front to the back elevations is an impressive open plan kitchen/breakfast/utility room offering modern living space including a comprehensive range of eye level and base units, ample preparation surfaces, gas hob with extractor hood above, integrated double oven and wine cooler. There is a matching chef island with breakfast bar, window to the front elevation, tiled flooring and door to rear access.

First Floor

From the entrance hall, a straight flight staircase rises to the first floor landing. Doors lead off to three good size bedrooms and the re-fitted family shower room. Two of the bedrooms benefit from built in wardrobes.

Additional Information

We are advised by the owners that the kitchen has a Quooker boiling tap fitted and the benefit of underfloor heating. In addition the main bedroom and utility room both have air conditioning units fitted.





Outside

Externally to the front of the property there is a driveway providing parking for several vehicles and side pedestrian access leads to an enclosed rear garden mainly laid to lawn with covered seating area and a paved patio.



Ready to move into extended semi detached within a sought after village location, close to excellent commuter road links.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

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.

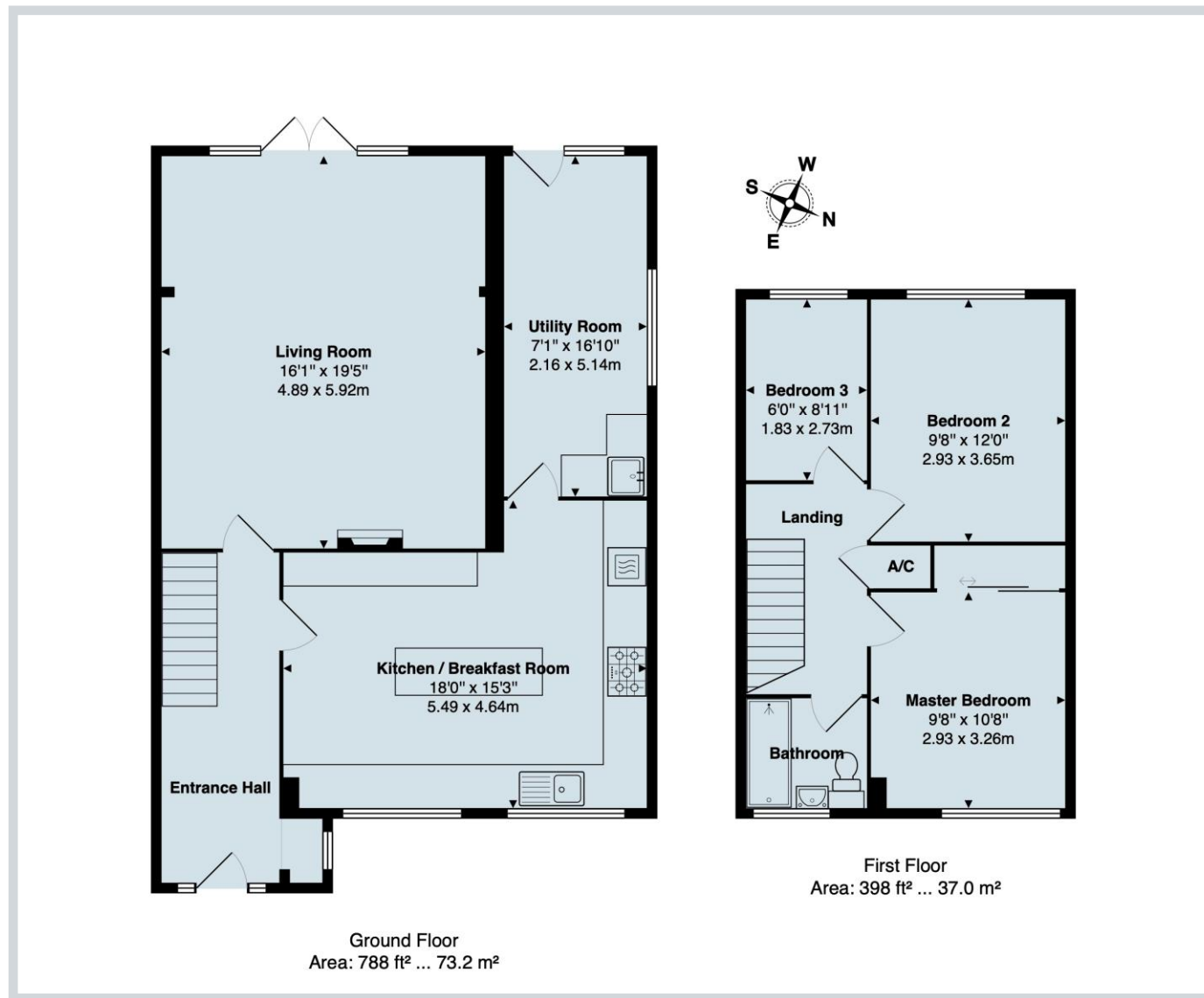
Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - ~B

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

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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.



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