



3 The Croft, Warton, Staffordshire, B79 0HY

HOWKINS &
HARRISON

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Warton,
Staffordshire, B79 0HY

Guide Price: £595,000

An impressive four bedroom detached property set in the heart of this sought after village location Sitting on a desirable 0.41 acre plot with enviable countryside views tucked away in a quiet cul de sac. The property has 2143sqft of well proportioned internal accommodation in brief comprising, hallway, bay fronted sitting room, separate dining room, study, 19ft conservatory to the rear, generous size kitchen with utility room and WC off. To the first floor are three double bedrooms a shower room and a fourth single bedroom. The master bedroom has the benefit of its own en-suite bathroom.

Externally, there is a driveway for several vehicles, a double detached garage and extensive rear gardens with an additional 0.5 acre paddock. An early internal viewing is strongly recommended.



Location

Located in the delightful village of Warton which has many walks through surrounding open countryside, a thriving village with a choice of public houses, village school and catchment of the well sought after Polesworth School. Warton is situated within easy reach of the A444 trunk road with direct links onto the M42 motorway and the A5 and is therefore ideal for commuters.

Atherstone- 3.7 miles

Polesworth - 1.1 miles

Leicester - 21.8 miles

Derby - 32.7 miles

Nottingham - 32.3 miles

East Midlands Airport - 21.3 miles

Birmingham Airport - 21.0 miles

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 Land App



Produced on Land App, Feb 17, 2025.

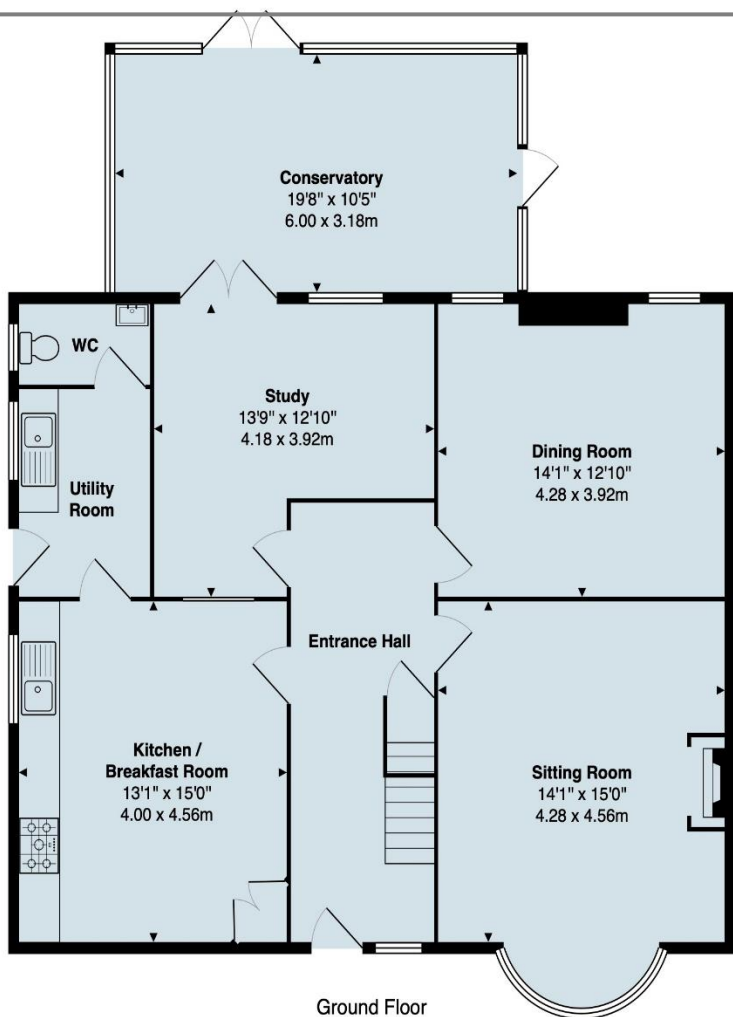
10 m 

Accommodation Details - Ground Floor

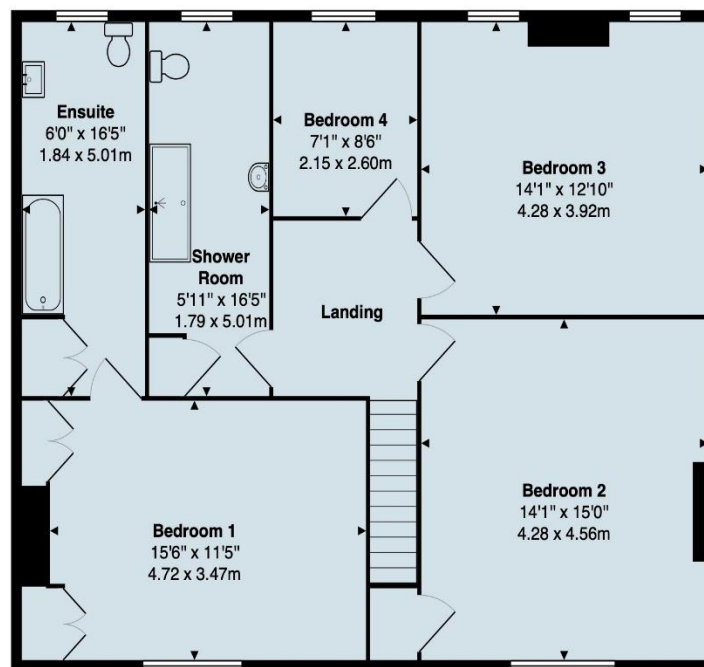
The front entrance door leading into the hallway with attractive stained glass windows and staircase rising to the first floor with storage cupboard beneath. Off to the right with a double glazed bay window to the front elevation is the sitting room with a feature fireplace and wood burner fitted, storage cupboard, shelving and decorative picture rail. There is a separate dining room with two double glazed windows to the rear elevation and to the left of the hallway is a generous size kitchen/breakfast room comprising a range of shaker style eye level and base units with granite preparation surfaces incorporating a Belfast sink unit. There is a fitted Rangemaster oven, various integrated appliances and an original corner larder cupboard and window to the side elevation. A further door leads into a useful utility room with wall mounted boiler and cloakroom WC off. To the rear is a third reception room/study with a range of fitted cupboards and drawers creating a work station area and French doors open into 19ft double glazed conservatory with windows and French doors opening onto the rear garden.

First Floor

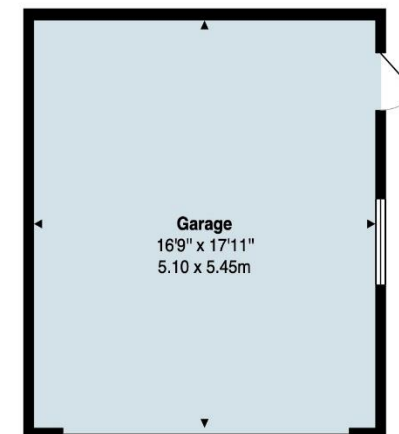
From the entrance hall the staircase leads to the first floor landing with doors leading off to four bedrooms and a modern shower room. Bedroom one to the front elevation boasts an ornate fireplace, built in storage cupboards and door leading into a modern en-suite bathroom.



Ground Floor
Area: 1201 ft² ... 111.6 m²



1st Floor
Area: 942 ft² ... 87.5 m²



Total Area: 2143 ft² ... 199.1 m² (excluding garage)
All measurements are approximate and for display purposes only



Outside

Externally the property has an extensive block paved front driveway leading to a detached double garage with up and over door. To the side there is additional parking and gravel pathway leading to the rear garden which has a variety of trees, shrubs and mature borders. There is a detached outbuilding with power supply and a further garden area laid to lawn with vegetable plot, flowerbeds and a greenhouse. A further 0.5 acre paddock is included in the sale.



Features

- Well proportioned detached family home
- Three separate reception rooms & 19ft conservatory
- Large Kitchen, utility room & WC
- Four bedrooms and shower room
- Main bedroom having an en-suite shower room
- Enjoying countryside views
- Cul de sac location
- 0. 0.41 acre garden plot plus 0.5 acre paddock
- Detached double garage and driveway





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 - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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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