



Warwick House, 42 Measham Road, Acresford, Derbyshire, DE12 8AJ

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

Warwick House,
42 Measham Road,
Acresford, Derbyshire, DE12 8AJ

Guide Price: £450,000

A beautifully presented twin bay fronted detached family home incorporating generous dual aspect open plan living kitchen; separate sitting room with countryside views; study/playroom and utility area with WC off.

The principal bedroom benefits from a large walk in dressing area (suitable for conversion to a fourth bedroom if required) and en-suite shower room; there are two further bedrooms and family bathroom WC. Outside the property has a generous remote enclosed garden with large timber clad outbuildings currently used to provide a gym and workshop/store.

Also having an adjacent large covered outdoor kitchen and entertainment area.



Features

- Double bay fronted detached family home
- Fully modernised and restored throughout
- Large open plan living kitchen
- Sitting room with log burner
- Study/playroom and utility space
- Principal bedroom with dressing room and en-suite
- Two further double bedrooms
- Countryside views
- Excellent for commuters with easy links to the M42
- Separate remote garden with outdoor kitchen



Accommodation Details - Ground Floor

From the gravel forecourt, steps rise with pillar pathways to the open entrance portico and unique opaque glazed port hole entrance door leads into the entrance hall which has traditional style tiled flooring, staircase rising to the first floor accommodation and open doorways into the large open plan ;L' shaped living kitchen. This room extends to over 23ft enjoying a delightful dual aspect including bay window with elevated views over paddocks and farmland, featuring brick inset fireplace with slate hearth, a range of traditional units including base cupboards and drawers set below granite work surface areas, separate island unit with contrasting colour scheme, under counter space for wine fridge, additional space for American style fridge freezer, space for cooker range with tiled splashback and over units and wood effect flooring.

First Floor

From the entrance hall, staircase rises to the first floor accommodation with a Upvc double glazed port hole window to the front elevation, polished wood flooring and access to roof void, which is part boarded and has a roof light, making this an ideal storage space. The principal bedroom features unique twin port hole windows to the side elevation and a magnificent bay window to the front with elevated views over farmland. A door then leads to the rear where there is a generous dressing room (suitable for conversion to provide additional fourth bedroom if required currently fitted with a range of built in floor to ceiling wardrobes, matching shoe racks and dressing table and door into the en-suite shower room. Elsewhere there are two further double bedrooms one of which also has elevated bay window views over farmland and fitted floor to ceiling wardrobes. Finally on the first floor is the traditional style Heritage family bathroom.





Outside

From the highway, a gravelled apron with raised pillared surround leads via paved pathways and easily maintained front garden beds to the entrance door. There is side access then available to both sides leading to the rear where the property has a modern courtyard garden ideal for entertainment with outdoor WC and garden store. Further wrought iron gates lead via the large gravelled driveway and parking apron (with access available to adjoining properties) to a separate generous private gated garden which is landscaped with a childrens play area and lawns featuring a large covered outdoor kitchen with power, lighting and sink unit, concrete worktops with inset BBQ, separate adjoining timber cabin currently used as a gym and additional storage, large workshop/store.

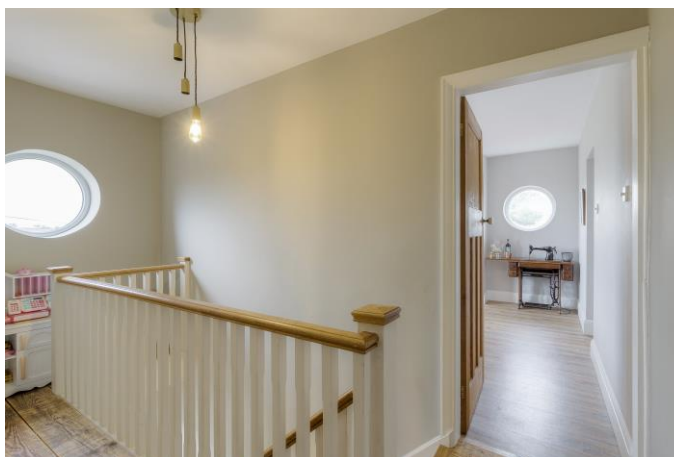
Access

Vehicle access to the property is from Coopers Close via an un made shared roadway with access routes across to neighbouring properties.

Location

Situated in attractive open countryside between Overseal & Measham close to the North West Leicestershire border with South Derbyshire. The parish of South Derbyshire, is situated approximately 3 miles south of Swadlincote and 4.5 miles west of Ashby de la Zouch. The property is located just off the A444 with road links to Burton upon Trent and the A42/M42 road junction with East Midland conurbations beyond.

In addition to comprehensive local amenities in Overseal and Measham,, both villages are on the fringe of the National Forest, conveniently accessed via Conkers National Forest Centre and associated walks and cycle tracks.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

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 West Leicestershire District Council - 01530 454545

Council Tax

Band - D

**HOWKINS &
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AWAITING EPC



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