



1 Mill Close, Wolverton Road, Norton Linsley, Warwick

Price Guide
£385,000



An attractive three-bedroom end of mews house in the desirable village of Norton Lindsey, enjoying pleasant views to the front towards the Cricket pitch. The accommodation briefly includes an entrance porch, a living room, a modern dining kitchen, a bathroom, a driveway, double glazing where stated, a single garage, and an enclosed rear garden. NO UPWARD CHAIN. Energy rating D.

Location

Norton Lindsey is a desirable village that boasts an infant and primary school, a public house called the New Inn, and a community store. A village hall, a cricket club, and a church. There is convenient access to the M40 motorway and the centres of Warwick, Leamington Spa, Coventry, Henley-in-Arden, Solihull, Stratford-upon-Avon, and Birmingham. Furthermore, Warwick Parkway Station provides access to London and Birmingham via the Chiltern Line, while the N.E.C. and Birmingham International Airport are also within easy driving distance.

Approach

Through a double-glazed entrance door into:

Entrance Porch

Wood effect floor, double glazed windows, coat rail. Multi-paned door to:

Living Room

14'9" x 14'8" (4.50m x 4.49m)

The new wood-effect floor. A new Stiebel Eltron electric heater and a double-glazed window are on the front aspect, and the staircase rises to the first-floor landing. Door to:

Breakfast Kitchen

14'7" x 9'10" (4.47m x 3.00m)

Having a modern range of base units (installed 2024) with complementary worktops and upturns, with an inset single drainer sink unit with mixer tap and rinse bowl. Built-in electric

oven and ceramic hob with extractor unit over, space for domestic appliances. New wood effect floor, vertical electric radiator and two double glazed windows to the rear aspect. Part glazed door to:

Conservatory

11'8" x 8'9" (3.56m x 2.69m)

The tiled floor, power supply, double-glazed windows, pitched roof, and a double-glazed casement door provide access to the rear garden.

First Floor Landing

Access to roof space, New Stiebel Eltron electric heater, built-in Airing Cupboard housing the hot water cylinder. Doors to:

Bedroom One

9'10" x 8'1" (3.00m x 2.47m)

Wall mounted Creda electric panel heater, built-in deep storage cupboard and a double glazed window to the rear aspect.



Bedroom Two

11'9" x 8'1" (3.60m x 2.48m)

There is a double-glazed window to the front aspect with views towards Norton Lindsey Cricket Club.

Bedroom Three

8'8" x 6'4" (2.66m x 1.95m)

Double-glazed window to front aspect.

Bathroom

Suite comprising bath with mixer tap and telephone-style shower attachment, pedestal wash hand basin, WC, electric heated towel rail, new wood-effect floor, and a double-glazed window to rear aspect.

Outside

There is an established front garden with a plum tree. The driveway leads to the garage, and a side pedestrian access leads to the rear garden.

Garage

17'7" x 8'4" (5.38m x 2.55m)

Having an up-and-over door, power and light.

Rear Garden

Predominantly laid to lawn, stocked borders with apple trees, pear tree, cherry tree, peach tree and red, white and black currant bushes and an outside tap,

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects.

Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV35 8JU

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

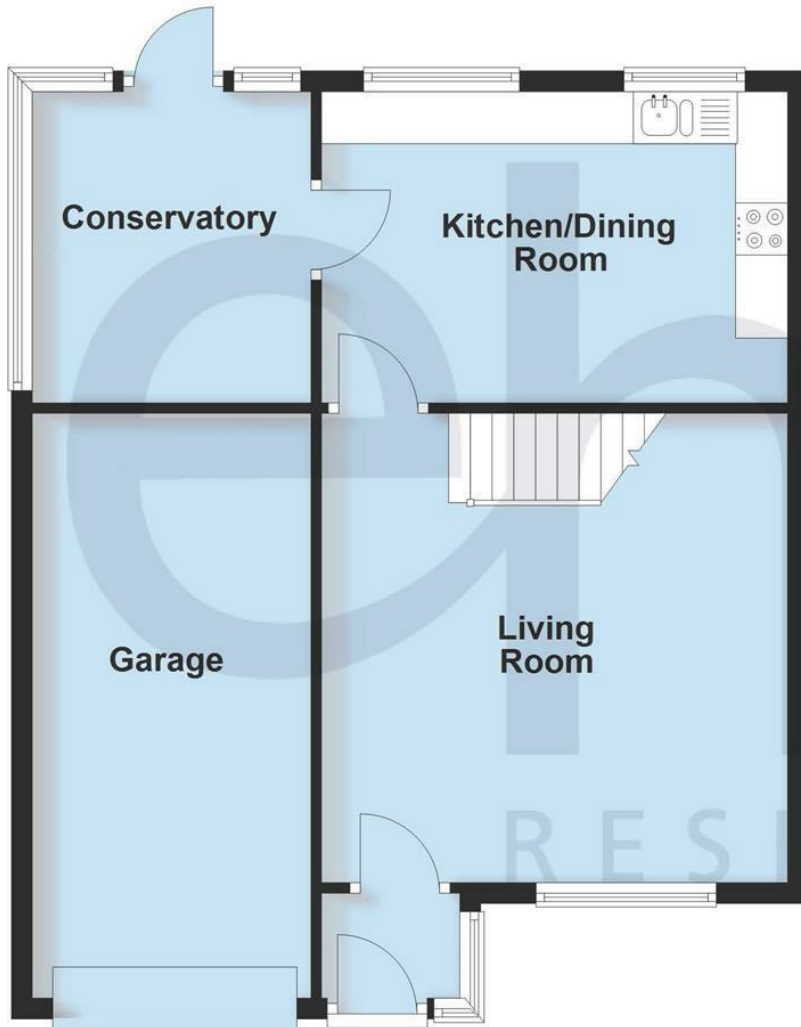
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Ground Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact