



The Manor Wood Lane  
Norton Juxta Twycross Atherstone



# The Manor Wood Lane Norton Juxta Twycross Atherstone CV9 3QB

for sale  
**£475,000**



## Property Description

AWAITING BUYERS CHOICES FOR  
FINAL FITTING SUBJECT TO  
APPROVAL.

A new build character barn conversion style property in pretty courtyard setting with large south facing garden. The build has been carried out with considerable style and there is now the opportunity for purchasers to put their own stamp on the property, choosing the kitchen units and appliances, all 2nd fixing will be completed by the developers to a high standard. The accommodation briefly comprises a living kitchen with vaulted ceiling and exposed roof trusses, together with two double bedrooms, one of which has an en-suite and family bathroom. The barn is well specified with underfloor heating and an air source heat pump.

Norton Juxta Twycross is a small village lying in some of West Leicestershire's prettiest countryside. It is close to Twycross Zoo and in the nearby village of Twycross there is a public house and a highly regarded private school. The village is well located for access to the motorway network via junction 11 on the M42 and is also within easy reach of the A5 which gives access to the M6 and M69.

## Entrance Hall

Entrance door opening into the hall with window and ceiling roof light. Doors to open plan kitchen/living room, master bedroom, bedroom two and bathroom.

## Open Plan Kitchen/Living Room

27' 1" x 16' 9" (8.26m x 5.11m)

Spacious open plan space with full height vaulted ceiling and exposed roof trusses. There are bi folds opening onto the garden as well as a single door, two ceiling roof lights, one window overlooking the garden from the living area and 2 windows to the front of the property. Kitchen designs have been priced and supplied to the developers. There is an allowance in the budget for a central island/breakfast bar and a generous range of integrated appliances to include a hob, oven, fridge freezer, washing machine and dishwasher. Buyers have the choice to amend the design to their requirements, subject to budget - discuss with agents for more details.

## Master Bedroom

11' 3" x 10' 5" (3.43m x 3.17m)

With French doors to the garden and ceiling roof light, door to en-suite.

## En-Suite

Shower enclosure, wash hand basin and low flush lavatory. Window to the front of the property.

## Bedroom 2

12' 7" x 9' 8" (3.84m x 2.95m)

12' 7" x 9' 8" (3.84m x 2.95m)

French doors to garden and door to bathroom (Jack and Jill).



## Bathroom

Suite comprising a panelled bath, wash hand basin and low flush lavatory.

## Outside

The barn is approached through an archway into a courtyard, and it has two dedicated parking spaces in front of the barn.

A management company will be set up which will be run by the owners of all properties to cover maintenance of the common areas.



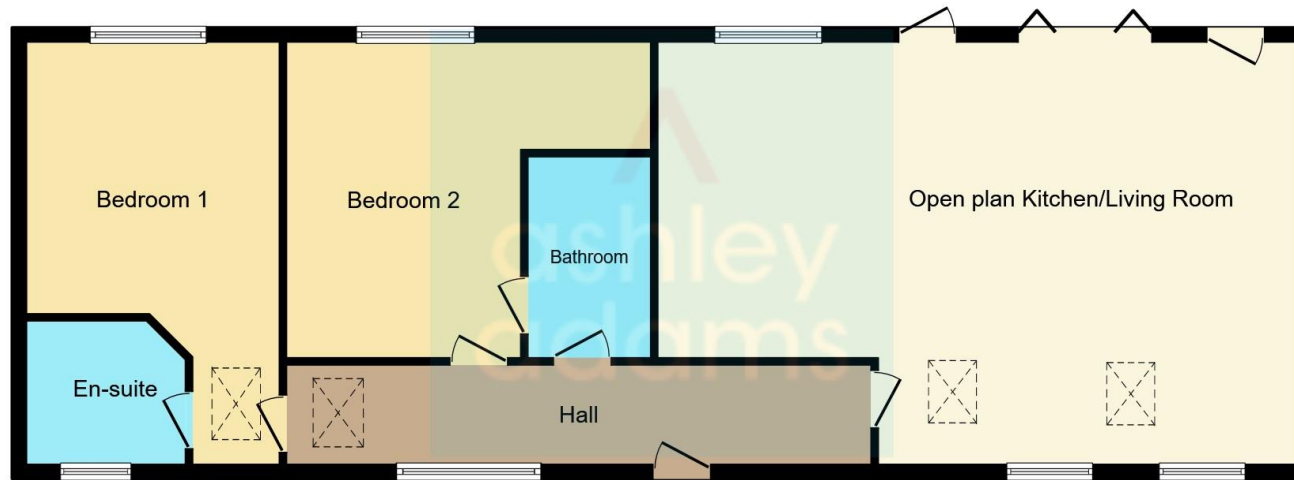












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Tenure:Freehold

EPC Rating: Exempt

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