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Avon Croft, Wolverton Road, Norton Lindsey, Warwick

Guide Price £795,000



Occupying a generous plot, this substantial four-bedroom detached family home offers an excellent opportunity for purchasers looking to modernise and create a home to their own taste, pleasantly situated in the sought-after village of Norton Lindsey.

The accommodation comprises an entrance porch, reception hall, two reception rooms, inner hall, conservatory and a good-sized dining kitchen, together with four bedrooms and two bathrooms. Outside, the property benefits from an extensive block-paved driveway providing ample parking, a large integral garage and a substantial, established rear garden. NO UPWARD CHAIN. Energy Rating: E.

#### [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. Warwick Parkway Station also provides access to London and Birmingham via the Chiltern Line, and the N.E.C. and Birmingham International Airport are within easy driving distance.

#### [Frontage](#)

The property occupies a generous plot, set well back from

the road behind an extensive block-paved driveway providing ample off-road parking and access to the integral garage. The substantial front garden is mainly laid to lawn, complemented by a variety of mature trees, shrubs and established hedging.

#### [Approach](#)

Through double opening UPVC double glazed doors into:

#### [Entrance Porch](#)

Downlighter with a further multi-paned entrance door with matching side screens into:

#### [Reception Hall](#)

Original wood-block parquet flooring, radiator and staircase rising to the first-floor landing. Door to useful under-stairs cloaks/storage area and further doors leading to:





#### Living Room

17'11" x 11'11" (5.47m x 3.64m)

A particularly spacious dual-aspect living room, featuring a wide brick fireplace with a mirrored recess above. Two radiators, wall lights, double-glazed windows to the front aspect. Double-glazed casement door to the rear aspect and garden, with matching side screens

#### Dining Room

17'11" x 11'11" (5.47m x 3.64m)

Wall lights, two radiators, double-glazed window to the front aspect, double-glazed patio door allows access to the conservatory and a part-glazed door leads through to the:

#### Inner Hall

10'4" x 6'3" (3.17m x 1.91m)

Tiled floor, access to the garage, boiler room, cloakroom, kitchen and further patio doors to the conservatory.

#### Cloakroom

Low-flush WC, radiator, and tiled floor

#### Conservatory

11'11" x 7'8" (3.65m x 2.36m)

UPVC double-glazed windows. Power and ceiling fan light and double-glazed French doors provide access to the garden

#### Boiler Room

Which accommodates the floor-mounted Worcester oil-fired boiler, tiled floor and a ceiling light point.

#### Spacious Dining Kitchen

22'0" x 13'1" (6.71m x 4.01m)

Wood-fronted base and eye-level units and worktops, tiled splashbacks, sink drainer sink unit, Cannon electric oven with canopy extractor over, Zanussi dishwasher and Neff fridge, downlighters, tiled floor, two radiators, double-glazed windows to the rear and side aspects and a double-glazed casement door provides access to the rear garden.

From the entrance hall, a turned staircase with a feature double-glazed window to a half landing rises to:

#### First Floor Landing

Radiator, access to roof space and doors to:





#### Bedroom One

14'9" x 13'2" (4.51m x 4.03)

Two radiators and two double-glazed dormer windows to the rear aspect. Door to a useful walk-in wardrobe with access to eaves storage and a further door to:

#### En-suite Bathroom

White suite comprising a bath with a mixer tap, WC, vanity area with a countertop sink and storage cupboards below, chrome heated towel rail, radiator, and corner shower enclosure with a separate shower system. Double-opening double-glazed windows to the front aspect

#### Bedroom Two

17'11" x 12'0" narrowing to 7'4" (5.47m x 3.67m narrowing to 2.26m)

This dual-aspect room has double-opening dormer windows to the front and rear aspects. Two radiators and door to:

#### Main/En-suite Bathroom

Also accessible from the landing. White suite comprising a 'P'-shaped bath with Mira separate shower and curved glass shower screen. Pedestal hand wash basin, WC, radiator, chrome heated towel rail, shaver point and a double-glazed dormer window to the front aspect,

#### Bedroom Three

11'11" x 6'11" (3.65m x 2.13m)

Radiator and a double-opening, double-glazed window to the rear aspect

#### Bedroom Four

12'0" x 7'6" (3.66m x 2.31m)

Radiator, built-in airing cupboard housing the lagged hot water tank and a double-glazed dormer window to the front aspect,

#### Large Integral Garage

22'9" x 14'10" (6.95m x 4.53m)

Power and lighting, a water tap, solid timber garage doors, a personnel door to the inner hall, and two casement doors providing access to the rear garden.



#### [Good Sized Rear Garden](#)

The substantial, established rear garden is predominantly lawn, bordered by mature trees, hedging, and planted beds that provide a good degree of privacy. A generous paved terrace offers ample space for outdoor dining and entertaining, with further features including a greenhouse, timber garden shed, productive garden area, composting facilities and rainwater collection.

#### [Services](#)

All mains services are understood to be connected to the property, except gas. Heating is provided by an oil-fired heating system. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other

services, and while we believe they are in satisfactory working order, we cannot provide any warranties in these respects. Interested parties are invited to make their own inquiries.

#### [Tenure](#)

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

#### [Council Tax](#)

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

#### [Postcode](#)

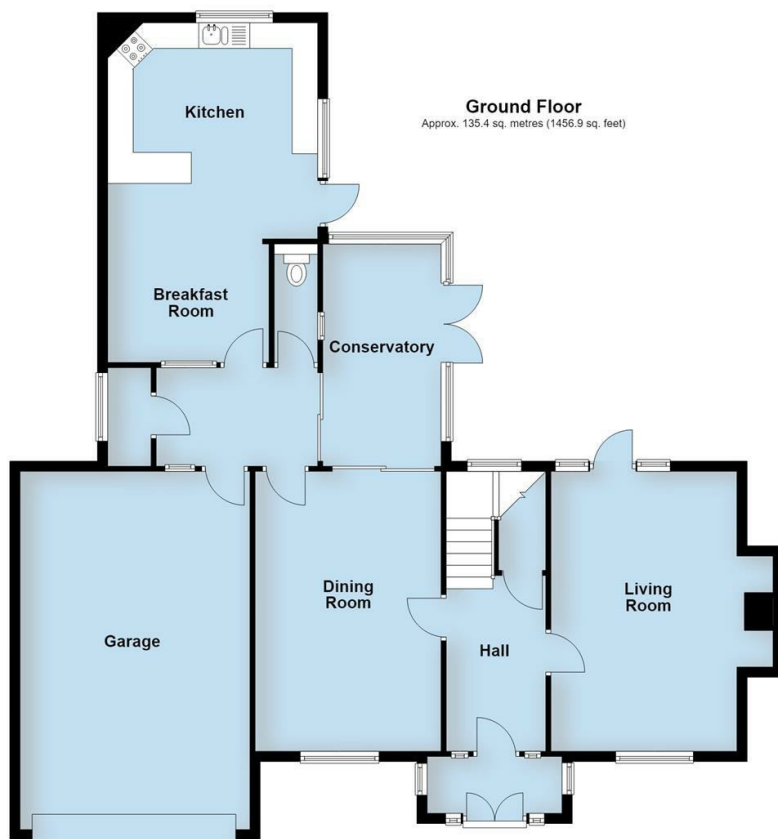
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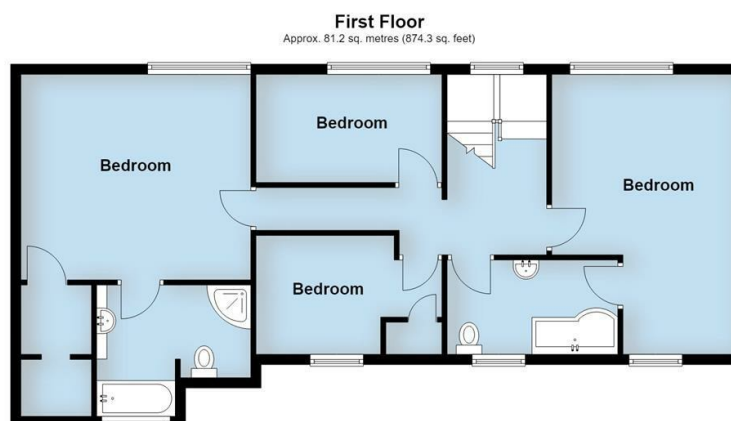




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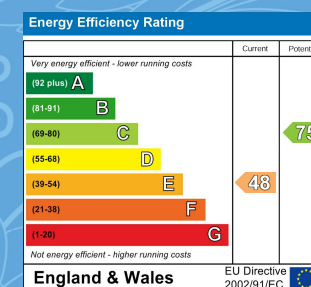


Total area: approx. 216.6 sq. metres (2331.3 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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