



**3 Bedroom House - Detached**  
**located on Warton Mill, Warton**  
**Offers Over £525,000**

 **UP Estates**



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**\*\*NO UPWARD CHAIN - STUNNING THREE/FOUR BEDROOM DETACHED FAMILY HOME, COUNTRYSIDE VIEWS, SOUGHT AFTER VILLAGE LOCATION, MODERN AND VERSATILE LIVING SPACE\*\***

This home is a beautifully presented detached family home, set within an exclusive private road in the highly desirable village of Warton. Enjoying breathtaking countryside views and a peaceful setting, this impressive property combines contemporary style with modern family living.

Thoughtfully upgraded to a high specification throughout, the true heart to this home is the stunning open-plan kitchen and family space designed for modern lifestyles. Large bifold doors and Velux roof windows flood the room with natural light, creating a seamless connection between indoor and outdoor living. The bespoke kitchen features quartz worktops, a striking central island, extensive storage, and a range of premium integrated appliances.

The property offers a wealth of quality features, including underfloor heating throughout the ground floor, air conditioning to the principal living space and main bedroom suite, and stylish LVT flooring. Upstairs, the principal suite provides a luxurious private retreat with a dressing area, dedicated office space, and a contemporary en-suite shower room - this principal suite could easily be adjusted to create a bona fide 4 bed home, as were the original builders plans. Two further generous double bedrooms offer flexible accommodation for families, guests, and home working.

Outside, the landscaped rear garden has been designed for both relaxation and entertaining, featuring a porcelain-tiled seating area, an artificial lawn, a covered hot tub area, and a private BBQ courtyard in a private setting.

Further enhancing the home's appeal are its impressive energy-efficient credentials, including 16 solar panels, 15kW battery storage, a dual-heated hot water system, and an EV charging point. Additional benefits include a downstairs study nook, excellent storage, and loft space.

## Offers Over £525,000

- NO UPWARD CHAIN - STUNNING DETACHED FAMILY HOME WITH BREATHTAKING COUNTRYSIDE VIEWS AND PRIVACY
- IMPRESSIVE OPEN-PLAN KITCHEN AND FAMILY ROOM PERFECT FOR MODERN FAMILY LIVING
- BESPOKE KITCHEN WITH QUARTZ WORKTOPS, FEATURE ISLAND WITH INTEGRATED APPLIANCES
- ADDED CONVENIENCE OF DOWNSTAIRS WC AND SEPARATE UTILITY AREA
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR WITH A/C TO MAIN LIVING ROOM
- BEAUTIFUL PRINCIPLE BEDROOM WITH DRESSING AREA, OFFICE SPACE AND MODERN EN-SUITE SHOWER ROOM
- LANDSCAPED LOW MAINTENANCE REAR GARDEN/ TILED AREA, HOT TUB SPACE AND BBQ COURTYARD
- 16 SOLAR PANELS, DUAL HEATED HOT WATER SYSTEM WITH EV CHARGE POINT
- ADDITIONAL WORKSPACE, EXCELLENT STORAGE OPTIONS ALONG WITH LOFT SPACE WITH POTENTIAL CONVERSION STPP
- SINGLE GARAGE WITH PRIVATE DRIVEWAY





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



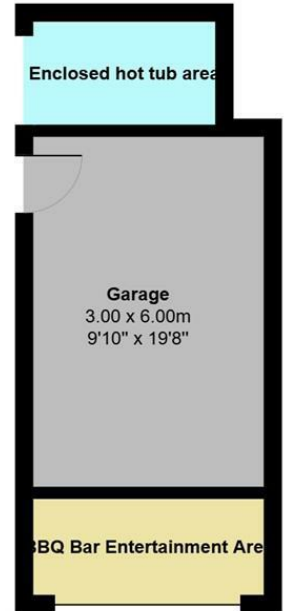
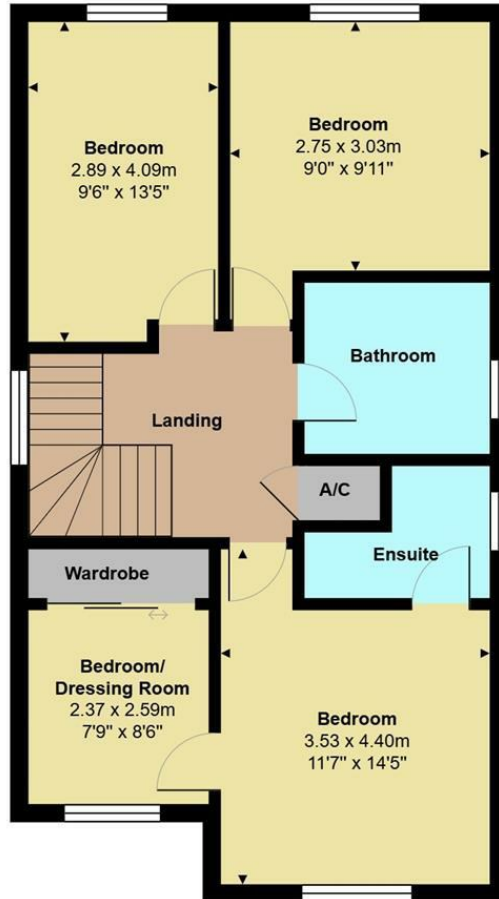
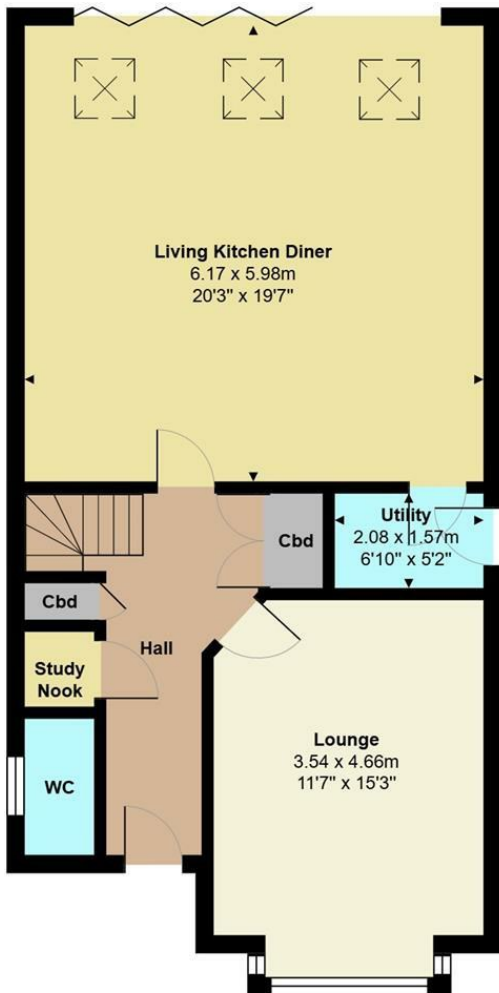
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Warton Mill, Warton





Total Area: 135.6 m<sup>2</sup> ... 1460 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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