



12 Newborough Close, Austrey, Warwickshire, CV9 3EX

HOWKINS &
HARRISON

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Austrey,
Warwickshire, CV9 3EX

Offers In Excess: £475,000

An exceptionally well presented four bedroom detached family home offering plenty of modern living space and situated within a sought after village location.

Having the benefit of a newly fitting open kitchen/breakfast room and a spacious sitting room, also to the first floor there are four excellent sized bedrooms, with the main bedroom having en-suite facilities.

Outside to the front of the property is a block paved drive leading to an integral garage there are delightful rear gardens.



Location

Occupying a prominent position in the centre of the sought after village of Austrey. Within walking distance of village amenities including Convenience Store with Post Office, Public House, Church, and Village Hall. Easy access to surrounding countryside providing many options for walks and outdoor activities. The village has its own primary school as well as range of other local state and independent schools within a 30 minutes drive. Austrey has easy access to the local market towns of Tamworth, Atherstone and Ashby de la Zouch. It is also ideally located for the Midlands Motorway Network including the M42, M6 & M1 leading to the cities of Birmingham, Nottingham & Leicester all within a 45 minute or less journey. There are two local Train Stations with parking in Atherstone & Tamworth both less than a 30 minutes' drive, giving access to all major UK cities. Birmingham and East Midlands Airports are within a 30-minute drive.

Market Bosworth - 9.8 miles

Atherstone - 7.6 miles

Ashby de la Zouch - 9.4 miles

Tamworth - 7.1 miles



Accommodation Details - Ground Floor

Entrance hall with doors leading off to spacious sitting room having double aspect windows to both side elevations, double glazed French doors to the rear garden. There is also a media wall with living flame fire. Downstairs cloakroom with low flow WC, and wash handbasin. The Kitchen/breakfast room comprising of a newly fitted range of high-level and base units with granite preparation surfaces and complimentary uplift. There is a ceramic hob with extract hood over, built-in oven with microwave above and a further range of integrated appliances. Next follows the dining area with double glazed French doors to the rear garden door leading to useful utility room having a range of high-level and base units with granite work surfaces and a sink unit as well as plumbing for a washing machine. There is a door to the side access. From the main entrance hall door leading off to study having windows to front and rear elevation and from the main entrance hall, a stairway leading to the first floor landing.

First Floor

From the first floor landing there are doors leading off to four excellent sized bedrooms, the main bedroom having en-suite facilities including tiled shower with shower screen vanity, wash handbasin and WC. The family bathroom has a panelled bath with shower and shower screen over, vanity wash hand basin with cupboard below, complementary tiling and a low level WC with concealed system.





Outside

Outside to the front, the property has a block paved driveway leading to the garage. At the rear, the delightful gardens are mainly laid to lawn with a good sized paved courtyard patio, perfect for entertaining and a further decked seating area. The garden benefits from a variety of mature trees and shrubs.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Detached family home
- Sought after location
- Spacious lounge & study
- Newly fitted kitchen/breakfast room
- Downstairs cloakroom
- Four excellent size bedrooms
- Main bedroom having en-suite
- Family bathroom
- Delightful gardens
- Garage and ample parking





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1.

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.

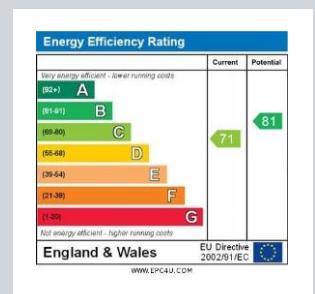
Services

None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired there is broadband connected to the property.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Council Tax Band - E



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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