

Alexanders
MarketMakers.

Hallfield
Twycross

- Attractive four bedroom detached home
- Offered to the market with no onward chain
- Three spacious and versatile reception areas
- Contemporary dual-aspect kitchen
- Main bedroom with en suite
- Four-piece family bathroom
- Situated in the rural village of Twycross
- Surrounded by beautiful open countryside
- EPC Rating E / Council Tax Band E / Freehold

Alexanders Estate Agents of Ashby are delighted to offer to the market with no onward chain this attractive four bedroom detached property, boasting an ensuite to the main bedroom, three spacious and flexible reception areas as well as a contemporary kitchen. The accommodation is complemented by established gardens, a patio linking directly to the dining area. To the front, the property is framed by a block paved driveway with a lawned area and well stocked borders.

Twycross is an accessible, yet rural village surrounded by beautiful open countryside, yet ideally placed for everyday amenities and commuting. Popular local destinations for families include Gopsall Farm Pub, Turpins, The Dreamy Cow, Twycross Zoo and Conkers are all within easy reach, providing an excellent choice of dining, leisure and family activities. The property is also well placed for independent schooling options, with Twycross House School and the Dixie Grammar being nearby.

The A444 provides easy access to the A5 and M42 Junction 11, approximately four miles away, offering excellent connections towards Birmingham and the wider Midlands. Market Bosworth, Measham and Ashby-de-la-Zouch are also readily accessible, whilst Tamworth and Nuneaton provide further amenities and mainline rail services













Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley Leics, LE10 0FR. Council Tax Band E.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an LPG central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.


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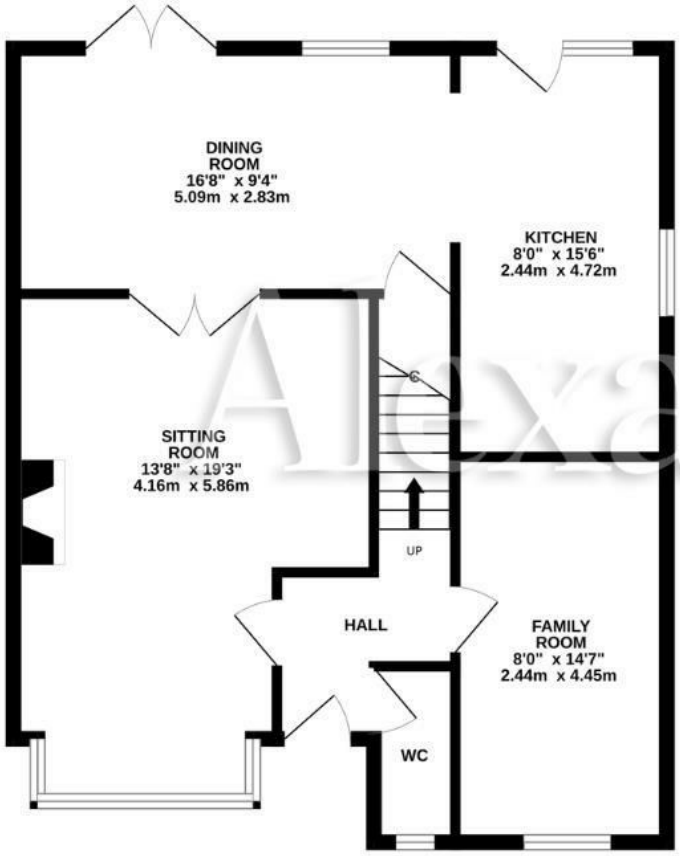
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

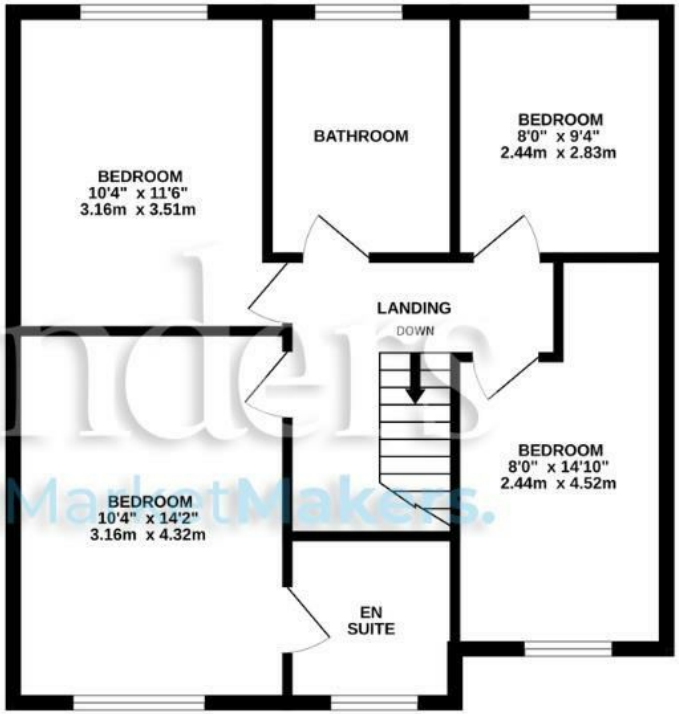
Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.

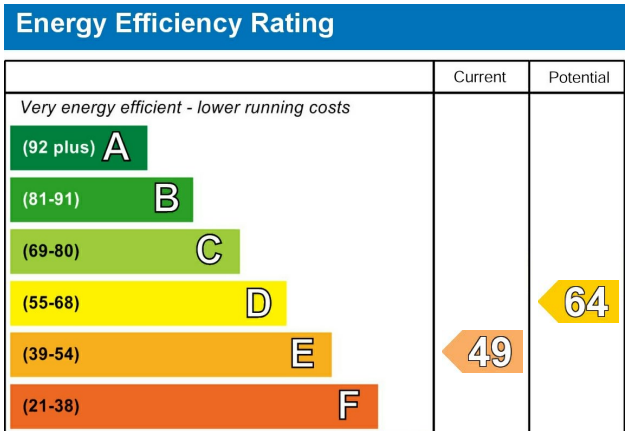


TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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