

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Plot 15, Mill View Gardens, Norton Hill Austrey, Warwickshire CV9 3ED



**This exclusive development of just 16 contemporary houses are finished to an extremely high specification and are located in this select site in the picturesque village of Austrey.**

- Completion Spring 2020 • Reserve now for £1,000
- Help To Buy available • Part-exchange considered
- Underfloor heating to ground floor • Bi-fold doors leading to patio and turfed garden
- All carpets and flooring included • Neff appliances in kitchen • Log burner as standard
  - Five bedrooms - 2030 sq ft of living space •

**Price £549,950**



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MARKETING SUITE OPEN EVERY SATURDAY 10am - 4pm and by appointment at all other times. To find out more about our early reservation opportunities (reserve for just £1,000) please call Meadowview Homes.

Plot 15, Mill View Gardens sits within this exclusive development of just 16 contemporary houses is finished to an extremely high specification and located in this select site in the picturesque village of Austrey. This home of 2,030 square feet provides spacious and versatile living for families and will be completed in the Spring of 2020.

Austrey is an active village and the perfect destination for buyers wishing to immerse themselves in the local community. With a range of clubs and societies to suit all interests, this historically significant village also features wonderful amenities, including a primary school, 2 restaurants and a splendid thatched-roofed pub. Just 2 miles from Twycross Zoo and 8 miles the imposing Tamworth Castle, Austrey is brilliant for families who can also visit the conveniently located market town of Tamworth, just 8 miles away. The village offers easy access to the M42 providing a link to the M1, M6 and M6 Toll motorways.

These elegant homes are designed to blend both contemporary and period features that sit perfectly within Austrey enabling enjoyment of a private village life.

### **PLOT 15**

Briefly comprising a lounge with feature fireplace, an extremely well-proportioned living kitchen, dining and family area, downstairs cloakrooms, utility and study off the hallway. On the first floor there is a good sized family bathroom and four large double bedrooms. The master bedroom also features a large dressing area and its' own en-suite bathroom. There is an integral single garage and the gardens are landscaped to the front and rear of the property.

### **ACCOMMODATION**

#### **GROUND FLOOR**

With the front entrance door opening into the reception hallway, door to guest cloakroom and separate doors leading to the:

#### **KITCHEN WITH LIVING & DINING SPACE 7.0m x 4.4m (23'0" x 14'5")**

Each kitchen is individually designed for each house and a choice of three contemporary finishes are available to enable you to decide upon the look of your ideal kitchen. The island is an enviable feature of the kitchen area within this huge family room.

- Kitchen units with a choice of doors and handles
- Soft close doors and drawers
- Neff appliances fitted throughout
- 4 burner induction hob
- State of the art sink and mixer tap
- Plumbing for a washing machine and tumble dryer

#### **UTILITY ROOM**

#### **LIVING ROOM 4.9m x 3.9m (16'1" x 12'10")**

With log burner and feature fireplace.



**STUDY 3.4m x 1.8m (11'2" x 5'11")**

### **FIRST FLOOR ACCOMMODATION**

**BEDROOM ONE 5.7m x 4.4m (18'8" x 14'5")**

**EN-SUITE BATHROOM 3.9m x 1.3m (12'10" x 4'3")**

**BEDROOM TWO 5.9m x 3.6m (19'4" x 11'10")**

**EN-SUITE BATHROOM 3.0m x 1.4m (9'10" x 4'7")**

**BEDROOM THREE 4.9m x 3.9m (16'1" x 12'10")**

**BEDROOM FOUR 4.5m x 3.0m (14'9" x 9'10")**

**BEDROOM FIVE 4.4m x 2.5m (14'5" x 8'2")**

**FAMILY BATHROOM 4.4m x 2.5m (14'5" x 8'2")**

### **OUTSIDE AND GARDENS**

The gardens are landscaped to the front and rear of the property. The property is completed with a spacious double garage.

### **PLEASE NOTE**

The house images are computer generated only and in line with our desire to continuously improve our developments, we reserve the right to alter the layout, building style and landscaping at any time. All dimensions are approximate at this stage. For specific questions or queries please do not hesitate to contact us.

Internal images are of other houses built by Meadowview Homes.

### **VIEWING**

Viewings by appointment - please call Meadowview Homes or Scargill Mann & Co.



**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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