



**9, Hawkes Hill Close, Norton Lindsey, Warwick**

**Guide Price  
£585,000**



This immaculate, modern semi-detached house forms part of a select small development in the popular village of Norton Lindsey. The accommodation affords: Reception hall, cloakroom, impressive open-plan dining/kitchen, living room with log burner, utility room, three double bedrooms with fitted wardrobes, en-suite and family bathroom, private south facing garden, integral garage and driveway. EPC D

#### Approach

Through entrance door into:

#### Reception Hall

Radiator with a made to measure radiator cover, engineered oak floor, coving to ceiling, downlighters, staircase rising to First Floor, under stairs cloaks cupboard with matching floor and storage shelving. Multi paned double opening doors to Living Room and further doors to:

#### Cloakroom

White suite comprising low flush WC, wash hand basin with tiled splashbacks, ceramic tiled floor, radiator, extractor fan, double glazed window to side aspect.

#### Living Room

16'0" x 12'6" (4.88 x 3.81)

Matching oak engineered floor, attractive rustic surround fireplace and chimney breast with recessed woodburner, radiator, coving to ceiling and a double glazed window to front aspect.

#### Open-plan Dining Kitchen

23'2" x 12'2" (7.07 x 3.70)

This impressive room enjoys a recently re-fitted, comprehensive range of high spec matching base and eye level units with quartz worktops and upturns, ceramic Belfast style sink unit with waste disposer. Corner carousel unit, pull-out recycle bin and spice unit, integrated dishwasher, AEG ceramic hob with extractor unit over, Neff double oven and grill. Ceramic tiled floor, spotlights, pelmet lights, two radiators, double glazed window to rear aspect and double glazed double opening French doors with matching side screens provide access to the rear garden.

#### Utility Room

Quartz worktop and upturns with space for domestic appliance below,



white high gloss base and eye level units. Tiled floor, radiator, extractor fan and a service door to the Garage.

#### First Floor Landing

Radiator, access to the large part boarded loft from the landing with light. Built-in Airing Cupboard with Megaflo hot water cylinder and slatted shelving, double glazed window to front aspect. Doors to:

#### Bedroom One

12'5" x 12'5" into wardrobes (3.79 x 3.79 into wardrobes)

Built-in twin double door wardrobes, radiator and a double glazed window to rear aspect. Door to:

#### En Suite Shower

Luxury white suite comprising WC, counter top circular wash hand basin with complementary matching tiles and drawer below. Large tiled shower enclosure with shower system and glazed sliding shower door. Tiled floor, chrome heated towel rail, shaver point, complementary tiled splashbacks, downlighters and extractor fan.



#### Bedroom Two

10'0" 7'11" (3.04 2.42)

Which has been recently extended over the garage and now forms two versatile rooms with an interconnecting door. The original bedroom is currently being used as a study and has built-in double door wardrobes, radiator and a double glazed dormer window to the rear aspect.

Interconnecting door to

#### Bedroom Two Continued

14'8" x 11'6" (4.48 x 3.50)

Currently used as a craft room with Oak finish floor, two radiators and feature angled ceilings incorporating double glazed dormer windows to both the front and rear aspects.

#### Bedroom Three

10'1" x 9'7" (3.07 x 2.93)

Built-in single door wardrobe, radiator, double glazed window to front aspect.

#### Principle Bathroom

Modern white suite comprising double end bath with shower system over and glazed shower screen. Wash hand basin, WC, complementary tiled splashbacks, tiled floor, shaver point, chrome heated towel rail, downlighters, extractor fan and a double glazed window to side aspect.

#### Outside

To the front of the property there is a double width driveway providing access to Garage,

#### Garage

18'6" x 14'11" (5.64 x 4.55)

The recently widened garage has a remote up and over door, with separate service doors to both the front and rear aspects. There is ample power and light and water tap. There is a range of gloss fronted base and eye level units with worktop, space for domestic appliances and a wall mounted Worcester LPG boiler installed in 2016.

#### Landscaped Rear Garden

Which enjoys a southerly aspect, having a paved patio area, outside tap

and power point, well tended lawned gardens with well stocked raised borders edged with timber sleepers. There is external lighting and power, plus a tucked away timber garden cabin. The gardens are enclosed on all sides with access to the garage.

#### Tenure

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

Hawkes Hill is a private close and is run by the residents. The communal areas are maintained by a gardener and the current contribution is a nominal fee per annum.

#### Services

All mains services with the exception of mains gas are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

**Ground Floor**  
Approx. 86.8 sq. metres (933.9 sq. feet)



**First Floor**  
Approx. 75.2 sq. metres (809.0 sq. feet)



Total area: approx. 161.9 sq. metres (1742.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN