



26 Main Road Twycross, Warwickshire, CV9 3PL

HOWKINS &
HARRISON

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Twycross,
Warwickshire, CV9 3PL

Guide Price: £475,000

Situated in the popular village of Twycross, this detached three-bedroom family home occupies a generous plot with extensive off-road parking, a detached double garage and a beautifully established rear garden. Offering approximately 1565 sqft of accommodation, the property features a spacious 20ft living room opening into the dining room, quality fitted kitchen with utility, conservatory and cloakroom WC. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite and walk-in wardrobe, and a family bathroom.

Outside, the mature rear garden provides a private and tranquil setting with paved seating areas, established planting and a greenhouse, while the large gravel driveway offers parking for numerous vehicles. Offered to the market with no upward chain, a fantastic opportunity to personalise, this family home in a desirable village location with excellent access to the surrounding countryside and transport links.



Location

Twycross is a picturesque and highly sought-after village set amidst the rolling countryside on the Leicestershire and Warwickshire border, offering an enviable balance of rural charm and everyday convenience. Renowned for its welcoming community, the village is home to the internationally recognised Twycross Zoo, a well-regarded independent school accommodating students from 4-18 years of age, parish church, village hall and thriving cricket club. Surrounded by beautiful countryside with an abundance of scenic walking routes, yet benefiting from excellent road and rail connections to neighbouring market towns and major commercial centres, Twycross is an ideal location for families, professionals and those seeking a peaceful village lifestyle without compromising on accessibility.

Travelling Distances

Market Bosworth – 6 miles

Atherstone – 6 miles (railway station with direct services to Birmingham & London Euston)

Tamworth – 12 miles

Ashby-de-la-Zouch – 13 miles

M42 (Junction 11) – 8 miles

A5 – 5 miles

Birmingham Airport & NEC – 22 miles

East Midlands Airport – 22 miles



Accommodation Details - Ground Floor

An entrance door opens into the welcoming entrance hall, where stairs rise to the first floor and doors lead to the principal ground floor accommodation. A useful guest cloakroom/WC is conveniently positioned off the hall. The impressive 20ft dual-aspect living room enjoys a bay window to the front elevation, a feature fireplace and ample space for seating. Open to the dining room, this creates an excellent entertaining space, while double doors from the rear of the living room lead into the conservatory, providing an additional reception area with attractive views over the rear garden.

The kitchen is fitted with a comprehensive range of shaker-style wall and base units, complementary work surfaces, an integrated double oven, hob with extractor hood above, inset sink and ample space for a breakfast table. A door leads through to the adjoining utility room, which provides additional appliance space and gives access to the rear garden.

First Floor

The first-floor landing serves three well-proportioned bedrooms and the family bathroom. The generous principal bedroom enjoys views to the front and benefits from a walk-in wardrobe and an en-suite shower room. Bedroom two is a further spacious double bedroom overlooking the front aspect, whilst bedroom three enjoys views over the rear garden and would equally suit use as a guest bedroom, nursery or home office. Completing the first floor is the family bathroom, fitted with a modern white suite comprising a panelled bath, wash hand basin and WC.





Outside

The property is set well back from the road behind a generous gravel driveway providing ample off-road parking for numerous vehicles and leading to the detached double garage. The enclosed rear garden offers an excellent degree of privacy and has been attractively landscaped with paved seating areas, established trees, mature shrubs and well-stocked borders. The conservatory opens directly onto the garden, while a greenhouse is positioned towards the rear of the plot, making this an ideal outdoor space for both entertaining and keen gardeners.

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 in popular Twycross village
- Approximately 1,565 sq ft accommodation
- Spacious 20ft living room
- Separate dining room and conservatory
- Quality fitted kitchen with utility
- Three well-proportioned bedrooms
- En-suite shower room and walk-in wardrobe
- Detached double garage and driveway
- Mature private rear garden
- No upward chain





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 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 the property benefits from main water, drainage, and electricity are connected to the property. The central heating is oil fired.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		63 D	78 C

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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