



Flint Close  
Atherstone  
£315,000

\*\*\* A VERY WELL CARED FOR HOME ON THIS DESIRABLE DEVELOPMENT \*\*\*. For sale with MARK WEBSTER estate agents is this delightful detached family home briefly comprising: Reception hall, converted garage/bedroom 5 with en-suite wet room, lounge, large kitchen/diner, master bedroom with en-suite, three further bedrooms, family bathroom, driveway and an enclosed rear garden. Early viewing is essential.

## RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing, double panelled radiator, engineered oak flooring and doors leading off to...

## CONVERTED GARAGE

**10' 3" x 7' 2" (3.12m x 2.18m)**

A flexible space that could be used as a bedroom/study having a double glazed window to front aspect, double panelled radiator, laminated wooden effect flooring, recessed ceiling down lights and a door to...

## REFITTED WET ROOM

**7' 2" x 5' 3" (2.18m x 1.6m)**

Opaque double glazed window to side aspect, double panelled radiator, low level WC, pedestal wash hand basin, Triton electric shower and attractive tiling to splash back areas.

## LOUNGE

**13' 3" x 16' 3" maximum into the bay window (4.04m x 4.95m)**

Engineered oak flooring, double glazed bay window to front aspect, feature fireplace having an inset pebbled effect gas fire and a door to the kitchen/diner.

## KITCHEN/DINER

**24' 5" x 9' 7" (7.44m x 2.92m)**

Two double glazed windows to rear aspect, double glazed windows to side aspect, tiled floor, single panelled radiator, wide range of fitted base and eye level units, wooden work surfaces, double 'Belfast' style sink, space and point for a gas cooker, plumbing for a washing machine and dishwasher, space and outlet for tumble dryer, space for a fridge freezer, tiled splash back areas, wall mounted condenser central heating boiler and double glazed French doors leading out to the rear garden.

## FIRST FLOOR LANDING

Access to the roof storage space via drop down ladders, fitted light, door to a useful storage cupboard and further doors leading off to...

## MASTER BEDROOM

**9' 8" x 13' 3" (2.95m x 4.04m)**

Double glazed window to front aspect, single panelled radiator, fitted wardrobes with sliding mirrored doors and a door to the en-suite.



## ENSUITE

4' 5" x 7' 8" maximum (1.35m x 2.34m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having an electric shower, PVC panelled ceiling with recessed ceiling down lights.

## BEDROOM TWO

9' 3" x 9' 3" (2.82m x 2.82m)

Double glazed window to rear aspect, single panelled radiator and a fitted wardrobe with sliding mirrored doors.

## BEDROOM THREE

7' 2" x 8' 6" (2.18m x 2.59m)

Double glazed window to front aspect, single panelled radiator and a fitted wardrobe with mirrored sliding doors.

## BEDROOM FOUR

8' 2" x 7' 7" (2.49m x 2.31m)

Double glazed window to rear aspect, single panelled radiator and a useful wardrobe recess.

## FAMILY BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, p-shaped bath with an electric shower over, tiled walls.

## TO THE EXTERIOR

The front garden is mainly laid to lawn with a double width driveway providing off road parking. The rear garden has a full width paved patio area being part covered, lawn with planted borders, timber storage shed with electrics and fenced boundaries.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

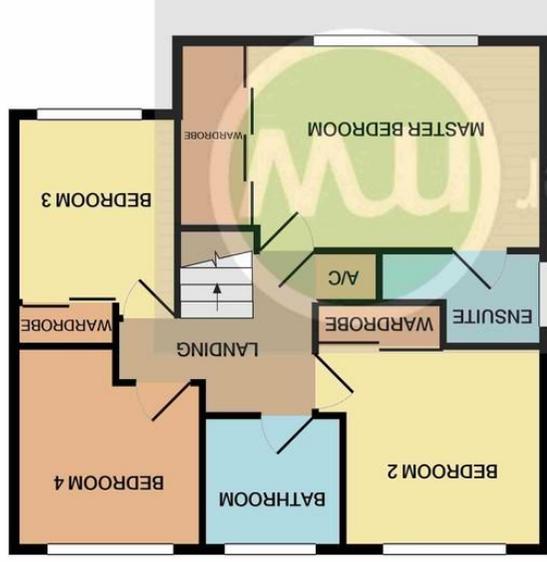
**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.



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Sat: 9:00am - 4:00pm



TOTAL APPROX. FLOOR AREA 1157 SQ.FT. (107.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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