



Choyce Close  
Atherstone  
£380,000

\*\*\* WHAT A GREAT SPOT - LARGE DRIVEWAY - DESIRABLE DEVELOPMENT \*\*\*. For sale with MARK WEBSTER estate agents is this spacious modern style detached family home briefly comprising: Lounge, dining room, conservatory, kitchen, guest WC, playroom/office, master bedroom with en-suite, three further bedrooms and a family bathroom.

## RECEPTION HALL

Having a double glazed composite style entrance door, laminated wooden effect flooring, stairs leading off to the first floor landing and a door leading to...

## LOUNGE 13' 6" x 13' 5" plus bay window (4.11m x 4.09m)

Double glazed square bay window to front aspect, two single panelled radiators and open plan through to the dining room.



## DINING ROOM 10' 4" x 8' 10" (3.15m x 2.69m)

Single panelled radiator, laminated wooden effect flooring, door to the kitchen and double glazed sliding patio doors to the conservatory.

## CONSERVATORY 12' 7" x 9' 2" (3.84m x 2.79m)

Having tiled effect flooring, single panelled radiator, double glazed windows with French doors leading out to the rear garden.



## KITCHEN 15' 9" x 10' 3" maximum (4.8m x 3.12m)

Two double glazed windows to rear aspect, opaque double glazed side entrance door, two single panelled radiators, range of fitted base and eye level units, roll edge work surfaces with matching up stands, space and point for a gas cooker with a stainless steel extractor hood above, plumbing for a washing machine, built in dishwasher, doors to the guest WC and playroom/office.

## GUEST WC 4' 4" x 3' 6" (1.32m x 1.07m)

Opaque double glazed window to side aspect, low level WC, wash basin and a single panelled radiator.

## PLAYROOM/OFFICE 15' 8" x 8' 1" (4.78m x 2.46m)

Double glazed window to front aspect, single panelled radiator and laminated wooden effect flooring.



## FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard and further doors to...

## MASTER BEDROOM 12' 6" x 11' 0" (3.81m x 3.35m)

Double glazed window to front aspect, single panelled radiator, fitted wardrobe with double opening doors and a door to the en-suite.

## ENSUITE 4' 9" x 6' 8" maximum (1.45m x 2.03m)

(L-Shaped) Opaque double glazed window to side aspect, chrome towel radiator, low level WC, wash basin, shower cubicle and PVC panelled walls.

### **BEDROOM TWO 10' 8" x 8' 2" (3.25m x 2.49m)**

Double glazed window to front aspect and a single panelled radiator.

### **BEDROOM THREE 9' 10" x 8' 4" maximum (3m x 2.54m)**

Double glazed window to rear aspect and a single panelled radiator.

### **BEDROOM FOUR 8' 3" x 8' 2" (2.51m x 2.49m)**

Double glazed window to rear aspect and a single panelled radiator.

### **BATHROOM 6' 3" x 6' 4" maximum (1.91m x 1.93m)**

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer style shower over, shower screen and PVC panelled walls.

### **TO THE EXTERIOR**

The property benefits from a large driveway providing off road parking for several vehicles with potential to extend to the side (subject to relevant planning consent). The rear garden has a paved patio, two lawns, full width rear paved patio and a useful side timber storage shed.

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

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

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

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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