



Croft Road
Atherstone
£260,000

*** BE QUICK WITH THIS ONE - DESIRABLE ROAD - MUCH IMPROVED THROUGHOUT ***. For sale with MARK WEBSTER estate agents is this delightful semi detached property briefly comprising: Lounge, dining room, kitchen, re-fitted shower room, large workshop/store, 3 bedrooms, re-fitted first floor shower room, driveway and stunning gardens.

Property Description

RECEPTION PORCH

5' 5" x 3' 6" (1.65m x 1.07m)

Having an opaque double glazed entrance door, double glazed windows, single panelled radiator and an internal door to the lounge.

LOUNGE

16' 8" x 12' 3" (5.08m x 3.73m)

Double glazed window to front aspect, double panelled radiator, feature fireplace with an inset log effect gas fire, stairs leading off to the first floor landing, square opening to the dining room, door to the kitchen and a further door to the side reception hall.

DINING ROOM

7' 10" x 12' 1" maximum (2.39m x 3.68m)

Double panelled radiator and double glazed French doors leading out to the rear garden.

KITCHEN

12' 2" x 8' 3" (3.71m x 2.51m)

Double glazed window to rear aspect, door to a useful under stairs storage cupboard, wide range of fitted base and eye level units, roll edge work surfaces, built in fridge freezer, inset stainless steel double oven with extractor fan above, stainless steel sink, tiled splash back areas, recessed LED ceiling down lights, wall mounted hot/cool air unit and a door to the workshop/store.

WORKSHOP/STORE

19' 9" x 7' 9" (6.02m x 2.36m)

Double glazed window to rear aspect, double glazed side entrance door, useful appliance spaces and a door to the side entrance hall.

SIDE ENTRANCE HALL

Having an opaque double glazed front entrance door, single panelled radiator, porcelain tiled floor, recessed LED ceiling down lights and access to the wet room.

REFITTED WET ROOM

7' 5" x 3' 9" (2.26m x 1.14m)

Porcelain tiled floor, PVC panelled walls and ceiling, recessed LED ceiling down lights, low level WC, pedestal wash hand basin, Mira electric shower.



FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space, single panelled radiator, door to the airing cupboard housing the Baxi combination central heating boiler and further doors leading off to...

BEDROOM ONE

12' 4" x 9' 10" (3.76m x 3m)

Double glazed window to front aspect.

BEDROOM TWO

10' 0" x 10' 3" to the fitted wardrobes (3.05m x 3.12m)

Double glazed window to rear aspect, single panelled radiator and two fitted double wardrobes.

BEDROOM THREE

8' 0" x 6' 6" (2.44m x 1.98m)

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

REFITTED SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

Opaque double glazed window to rear aspect, PVC panelled walls and ceiling, chrome towel radiator, low level WC, pedestal wash hand basin, corner shower cubicle having a 'Redring' electric shower.

TO THE EXTERIOR

To the front of the property there is a feature slate chipped area and a block paved driveway providing off road parking. There is a stunning rear garden that has been beautifully landscaped having a paved patio, well cared for lawn, planted borders, useful timber storage shed and fenced boundaries.

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

SERVICES: We understand that all mains services are connected.

COUNCIL TAX BAND: C

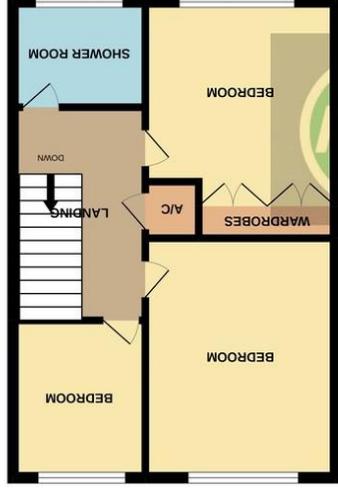
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.



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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



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