



Panama Drive
Atherstone

Offers Over **£369,950**

*** VERY SPACIOUS DETACHED HOME BUILT BY 'REDROW' - THIS DESIGN IS 'THE CAMBRIDGE' - OPEN PLAN LIVING ***. For sale with MARK WEBSTER estate agents is this very well situated modern detached property located on this desirable development in Atherstone offering an excellent range of spacious accommodation. Viewing is essential.

RECEPTION HALL

Opaque double glazed composite style entrance door with opaque double glazed side window, single panelled radiator, laminated wooden effect flooring, stairs leading off to the first floor landing and doors to...

GUEST WC 5' 7" x 4' 2" (1.7m x 1.27m)

Opaque double glazed window to front aspect, low level WC, wash basin and a fitted mirror.

LOUNGE 17' 3" x 11' 9" (5.26m x 3.58m)

Double glazed window to front aspect, laminated wooden effect flooring, double panelled radiator and open plan through to the kitchen/diner.

KITCHEN/DINER 25' 1" x 12' 2" (7.65m x 3.71m)

Double glazed window to rear aspect, double glazed sliding doors leading out to the rear garden, laminated wooden effect flooring, double panelled radiator, door to an under stairs storage cupboard, wide range of base and eye level units, tall unit that houses the stainless steel 'AEG' double oven, integrated fridge freezer, square edge work surfaces with matching up stands, 4 ring stainless steel gas hob with a stainless steel cooker splash back and extractor hood, integrated dishwasher, stainless steel sink, door to the reception hall and a further door to the utility room.

UTILITY ROOM 6' 8" x 5' 7" (2.03m x 1.7m)

Opaque double glazed side entrance door, single base unit, square edge work surface with matching up stand, stainless steel sink, plumbing for a washing machine, further appliance space, eye level central heating boiler, laminated wooden effect flooring.

FIRST FLOOR LANDING

Access to the boarded roof space, single panelled radiator and doors leading off to...

MASTER BEDROOM 14' 2" x 11' 7" to the fitted wardrobes (4.32m x 3.53m)

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

ENSUITE 8' 4" x 4' 1" (2.54m x 1.24m)

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, wash basin, tiled shower cubicle having a chrome mixer style shower, useful shaver connection point and fitted wall mirror.

BEDROOM TWO 11' 0" x 9' 4" (3.35m x 2.84m)

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



BEDROOM THREE 13' 3" x 10' 7" (4.04m x 3.23m)

Double glazed window to front aspect, single panelled radiator and a fitted double wardrobe.

BEDROOM FOUR 9' 4" x 7' 5" (2.84m x 2.26m)

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

FAMILY BATHROOM 10' 9" x 5' 7" maximum (3.28m x 1.7m)

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, wash basin, useful wall mounted mirror, shaver connection point, panelled bath with a chrome mixer style shower over, shower screen, tiled splash back areas and a door to the airing cupboard.

TO THE EXTERIOR

The front garden is mainly laid to lawn with a driveway providing off road parking and access to the single detached garage. The rear garden has a degree of privacy with a block paved patio, paved garden area and fenced boundaries with side gated access to the driveway area.

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

SERVICES: We understand that all mains services are connected.

COUNCIL TAX BAND: E.

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

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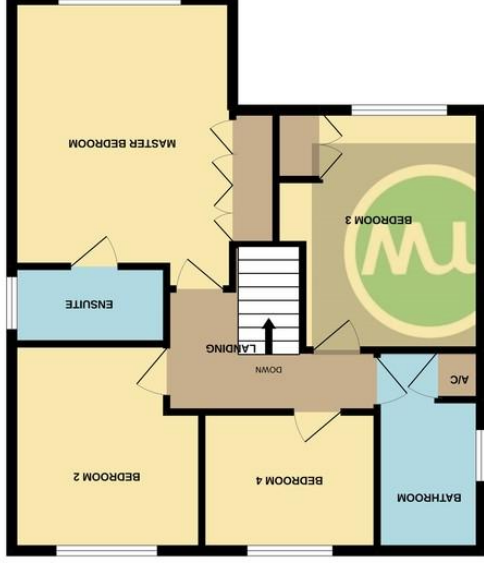
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any 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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TOTAL FLOOR AREA: 1328 sq.ft. (123.4 sq.m.) approx.



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