



Parkinson Drive
Atherstone
£400,000

*** TAKE A LOOK AT THAT VIEW ***. An excellent opportunity to acquire this beautifully situated modern 4 bedroom extended detached family home located on this popular development in Atherstone briefly comprising: Lounge, kitchen/diner, orangery, utility room with WC, master bedroom with en-suite, three further bedrooms, family bathroom, garage, driveway and well cared for gardens. Viewing is essential.

RECEPTION HALL

Having an opaque double glazed composite style entrance door with adjoining side screen, stairs leading off to the first floor landing, engineered oak flooring, double panelled radiator and a door to the lounge.

LOUNGE 13' 6" x 15' 9" maximum into the bay (4.11m x 4.8m)

Double glazed square bay window to front aspect, double panelled radiator, feature fireplace with an inset pebbled effect living flame gas fire, door to the kitchen/diner.

KITCHEN/DINER 18' 5" x 10' 5" (5.61m x 3.18m)

Laminated wooden effect flooring, two double panelled radiators, door to a useful under stairs shelved pantry, range of Shaker style base and eye level units, tall unit housing the 'Kenwood' double oven, roll edge work surfaces with breakfast bar overhang, inset CDA stainless steel gas hob with a stainless steel ceiling suspended extractor hood, tiled splash back areas, integrated dishwasher, recessed ceiling LED down lights to the kitchen area, door to the utility room and a square opening to the orangery.

ORANGERY 15' 2" x 8' 1" (4.62m x 2.46m)

A great addition to this lovely home is this superb orangery having double glazed French doors leading out to the rear garden, double glazed windows and lantern roof, recessed LED ceiling down lights, under floor heating, cast iron log burning stove.

UTILITY ROOM 6' 4" x 5' 5" minimum (1.93m x 1.65m)

Double glazed window to side aspect, single panelled radiator, opaque double glazed door leading out to the rear garden, single base unit, roll edge work surface, stainless steel sink, appliance spaces and doors to...

GUEST WC 4' 8" x 3' 0" (1.42m x 0.91m)

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, corner wash basin, tiling to half height to three walls.

PART CONVERTED GARAGE 9' 6" x 8' 1" (2.9m x 2.46m)

Currently being partitioned to provide this utility area having eye level storage cupboards, space and plumbing for a washing machine, further appliance spaces and access to the front storage area. Please note that it could easily be converted back to a full garage if required.

FRONT GARAGE STORE 8' 1" x 6' 7" (2.46m x 2.01m)

Having an electric roller front door, power and light.

FIRST FLOOR LANDING

Access to the roof storage space, double glazed window to front aspect, door to a useful storage cupboard and further doors leading off to...



MASTER BEDROOM 12' 4" x 10' 9" (3.76m x 3.28m)

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

ENSUITE 4' 2" x 4' 9" maximum (1.27m x 1.45m)

Double glazed window to side aspect, tiled floor, chrome towel radiator, shaver connection point, low level WC, wash basin with useful vanity storage beneath, tiled shower cubicle having a chrome mixer style shower.

BEDROOM TWO 10' 8" x 8' 3" (3.25m x 2.51m)

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

BEDROOM THREE 9' 3" x 8' 4" (2.82m x 2.54m)

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

BEDROOM FOUR 8' 3" x 9' 6" maximum (2.51m x 2.9m)

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

FAMILY BATHROOM 8' 4" x 5' 7" (2.54m x 1.7m)

Opaque double glazed window to rear aspect, chrome towel radiator, engineered oak flooring with recessed feature up lighters, low level WC, wash basin, panelled bath with a chrome mixer style shower over, shower screen, tiling to half height and a useful shaver connection point.

TO THE EXTERIOR

To the front of the property there is a good sized driveway providing ample off road parking with access to the single garage. The rear garden is well cared for having a paved patio, lawn, stoned area, corner paved patio, timber storage shed and a rear canopy porch.

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.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

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.



GROUND FLOOR (69.2 sq.m.) approx.

1ST FLOOR (48.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 efficacy can be given.
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TOTAL FLOOR AREA: 1268 sq. ft. (117.8 sq.m.) approx.

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