



Pinewood Avenue

Wood End, Atherstone, Warwickshire, CV9 2RS

£379,950

Property Features

- Immaculately Presented Spacious Detached Family Home
- Entrance Porch
- Reception Hallway
- Open Aspect Lounge/Dining Area
- Conservatory
- Breakfast Kitchen
- Study, Downstairs Shower Room
- Master Bedroom with En-suite
- Three Bedrooms, Bathroom
- Landscaped Rear Garden, Block Paved Driveway

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious and immaculately presented detached family home located in a most private position in this sought after and modern residential development. The property benefits from both UPVC double glazing (where specified), gas fired central heating and gated entrance, with the accommodation briefly comprising: entrance porch, reception hallway, open aspect lounge/dining area, conservatory, breakfast kitchen, study, downstairs shower room, master bedroom with en-suite, three further bedrooms, family bathroom, landscaped rear garden, walled fore garden and block paved driveway. Internal viewing is considered essential.

This charming four bedroom detached residence is located in the popular village of Wood End and is only a short distance away from schooling, superb commuter links and village shopping amenities, with the property itself being set behind double opening gates with brick built wall surround, pruned conifers to each party boundary, shaped lawned fore garden with a variety of shrubbery and evergreens, block paved driveway providing ample off road parking facilities along with access to the side entrance gate and porch front entrance door.

ENTRANCE PORCH

With a UPVC double glazed entrance door with matching side windows, ceiling downlighters, tiled flooring, door into:

RECEPTION HALL

Having access from the secure obscure double glazed UPVC front entrance door with matching side screen, staircase off to the first floor landing with storage cupboard beneath, telephone connection point (subject to regulations). wall socket, wood grain effect flooring, wall mounted light point, radiator, door into:

OPEN ASPECT LOUNGE/DINING AREA

25' 7" (into bay) x 10' 9" (7.8m x 3.28m)

This spacious open room has a feature UPVC double glazed bay window overlooking the front aspect, ceiling light point, gas fire with decorative mantle surround, marble backdrop and marble hearth, wall sockets, TV connection point, two radiators, ample floor space for free standing lounge furniture, oak style wood grain effect flooring opening to the dining section with superb floor space for free standing dining room table, double doors leading to:



CONSERVATORY

15' 2" x 9' 4" (4.62m x 2.84m)

Having double glazed windows overlooking the rear garden, plastered ceiling with ceiling downlighters and ceiling light point, radiator, wall sockets, oak wood grain effect flooring, double doors leading out to the rear garden and offering additional seating space.

BREAKFAST KITCHEN

16' 10" x 11' 7" (5.13m x 3.53m)

Offering a matching range of base units and drawers, recess and point for free standing 'American' style fridge/freezer, recess and gas point for 'range' style cook with tiled splashback and 'New World' extractor hood over, integrated 'Hoover' dishwasher, roll top working surfaces, inset sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, black matt finish wall sockets, matching range of wall units offering further storage space and with complementary fitted wine racks and glass fronted display cabinets, two UPVC double glazed windows overlooking the rear of the property, flyover downlighters, roll top breakfast bar with chair recess beneath, recess and plumbing for washing machine, recess and point for tumble dryer, recess and point for wine cooler, tiled flooring, UPVC double glazed door leading out to the side entrance, door into the larder pantry with ceiling light point, shelving unit and an obscure UPVC double glazed window to the side aspect.

STUDY

7' 4" x 11' 6" (2.24m x 3.51m)

This multi functional room currently being utilised as a study or could be utilised as a playroom or additional sitting room, and is fitted with a ceiling light point, UPVC double glazed window overlooking the front driveway, wall sockets, radiator, oak style wood grain effect flooring, door into:

DOWNSTAIRS SHOWER ROOM

7' 3" x 3' 2" (2.21m x 0.97m)

With a matching suite comprising of a close coupled WC, hand wash basin with hot and cold waterfall mixer tap over, toiletry storage beneath and tiled splashback, walk-in shower unit with enclosed tiled surround, waterfall shower head, detachable hose and folding glass side screen, ceiling downlighter, heated towel rail, wood grain effect flooring.

FIRST FLOOR LANDING

The landing has loft hatch access, wall socket, wall mounted light point, door into the airing cupboard housing the combination boiler and shelving unit, doors to:

BEDROOM ONE

12' 1" x 10' 0" (3.68m x 3.05m)

This master bedroom has a range of fitted wardrobes enclosing hanging rails, shelving units and drawers, recess for free standing double bed, two UPVC double glazed windows to the rear, ceiling light point, radiator, wall sockets, TV connection point, door to:

EN-SUITE

6' 9" x 4' 6" (2.06m x 1.37m)

With ceiling to floor tiled surround, the en-suite is fitted with a white suite comprising of corner close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, walk-in shower unit with curved glass side screen, waterfall shower head and detachable hose, ceiling downlighters, wall mounted heated towel rail, tiled flooring, obscure UPVC double glazed window to the rear.



BEDROOM TWO

10' 1" x 8' 9" (3.07m x 2.67m)

Bedroom two is again a double bedroom with UPVC double glazed window to the front aspect, ceiling light point, radiator, wall sockets.

BEDROOM THREE

13' 8" x 7' 7" (4.17m x 2.31m)

Having a UPVC double glazed window to the front, built-in wardrobe enclosing hanging rail and shelving unit, radiator, wall sockets, ceiling light point.

BEDROOM FOUR

8' 1" x 5' 1" (2.46m x 1.55m)

Bedroom four has a fitted wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

FAMILY BATHROOM

7' 7" x 12' 0" (2.31m x 3.66m)

Being a spacious family bathroom and fitted with an attractive white suite comprising of a close coupled WC, panelled bath with hot and cold mixer tap over, jacuzzi jet and detachable shower hose, hand wash basin with hot and cold waterfall mixer tap, toiletry storage beneath, tiled splashback and vanity unit above, walk-in shower unit with jetstream hose, waterfall shower, separate shower hose with blue tooth facility, courtesy lighting, glass side screen, sliding glass doors and enclosed seating, obscure UPVC double glazed windows to both the rear and side, ceiling downlighters, extractor fan, ceiling to floor tiled surround, radiator, tile effect water resistant flooring.

OUTSIDE

REAR GARDEN

The rear garden has a block paved patio which continues to the side aspect and provides access to the kitchen door, external cold water tap and wrought iron side entrance gate. The landscaped garden has a stone chipped surround with feature central decking area, access to the free standing hot tub space, timber storage shed, timber constructed outdoor bar with ceiling light point, wall sockets, UPVC double glazed window, obscure UPVC double glazed door, fitted bar equipment of pumps and optics. The garden decking area also has courtesy outdoor lighting and power points, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

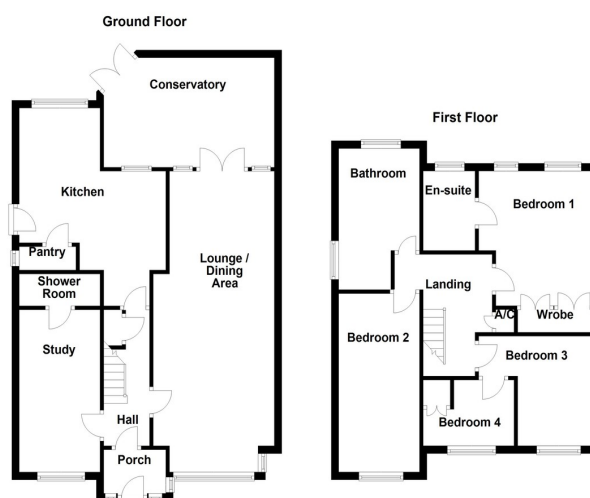
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements