



Glebe Rise  
Austrey  
£600,000

\*\*\* MAGNIFICENT DETACHED FAMILY HOME - DESIRABLE VILLAGE LOCATION - 3 RECEPTION ROOMS \*\*\*. We are delighted to be able to bring to the market this fabulous detached residence offering an excellent range of spacious and flexible accommodation with the added benefit of a double garage. Internal viewing is considered essential.

'Steps House' is a very generously sized four bedroom detached family home located on this pleasant development know as 'Glebe Rise' located on the edge of this picturesque village of Austrey. The property has been considerably improved by the current owners with a very impressive re-fitted 'Howdens' kitchen/diner and utility room, superb master bedroom with fitted wardrobes and a luxury en-suite, newly fitted oak doors and the benefit of a double garage.

Austrey is a vibrant and active village that has the benefit of a Village Shop, Post Office, Primary School, Pre-School and a Playgroup. The Bird in Hand is a 15th Century thatched Pub and Village Hall (former Parochial School, which was erected in 1850). The area in and around Austrey has many equestrian livery yards and stables providing great facilities for equine enthusiasts. The village has excellent access to the motorway network system being only a short drive away from junction 11 of the M42 providing excellent links to the nearest cities of Birmingham & Nottingham. The nearest local Town is Atherstone being approximately 6 miles with the larger town of Tamworth approximately 8 miles in where you will find the ever popular 'Ventura Retail Park'.

### THROUGH HALLWAY

Having an attractive opaque double glazed composite style entrance door, quarry style tiled floor, stairs leading off to the first floor landing, single panelled radiator and oak doors leading off to...

### SHOWER ROOM 7' 1" x 5' 2" (2.16m x 1.57m)

Opaque double glazed window to rear aspect, quarry style tiled floor, low level WC, wash basin with useful storage beneath, wooden effect panelled shower cubicle having a chrome mixer style shower, modern grey radiator and tiling to half height.

### LOUNGE 19' 7" x 14' 0" (5.97m x 4.27m)

Having double glazed French doors leading out to the side garden, double glazed window to front aspect, two traditional column style radiators, beautiful feature fireplace having an inset cast iron log burning stove.

### DINING ROOM 15' 10" x 11' 4" (4.83m x 3.45m)

Double glazed French doors leading out to the side garden, quarry style tiled floor and a double panelled radiator.

### OFFICES/SITTING ROOM 16' 0" x 11' 4" (4.88m x 3.45m)

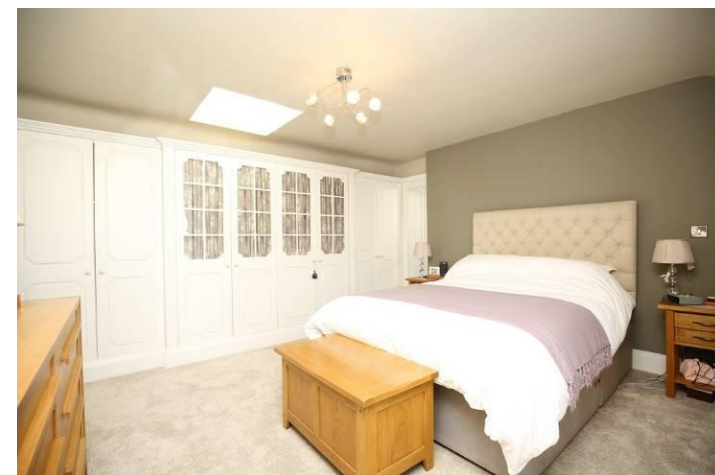
A flexible space that could also be used as a playroom having double glazed French doors leading out to the side garden and a double panelled radiator.

### IMPRESSIVE REFITTED KITCHEN/DINER 19' 6" x 18' 6" maximum (5.94m x 5.64m)

(L-Shaped) An excellent space that has been recently re-fitted with a high quality 'Howdens' kitchen with the benefit of a good sized dining area. There are double glazed windows to front and side aspects, luxury vinyl tile wooden effect flooring, double panelled radiator, extensive range of 'Shaker' style base and eye level units, glass fronted display units, integrated fridge/freezer, built in dishwasher, tall unit housing the inset stainless steel 'Bosch' double oven, wooden effect roll edge work surfaces, 5 ring stainless steel gas hob set within a chimney style recess, ceramic sink, good sized centre island with a breakfast bar overhang, wine cooler, recessed LED ceiling down lights, composite stable style door giving access to the rear covered walkway to the garden and an oak sliding door to the utility room.

### UTILITY ROOM 8' 1" x 7' 2" (2.46m x 2.18m)

Double glazed window to rear aspect, luxury vinyl tile wooden effect flooring, two tall larder style units, matching base units, wooden effect roll edge work surfaces, space and plumbing for a washing machine, space for a tumble dryer, stainless steel sink, tiled splash back areas and a modern grey radiator.





## FIRST FLOOR LANDING

Having two double glazed sky light windows, single panelled radiator, oak door to a useful shelved storage cupboard, oak door to the airing cupboard and further matching oak doors leading off to...

## BEDROOM ONE 13' 8" x 13' 5" t the fitted wardrobes (4.17m x 4.09m)

Double glazed window to front aspect, double glazed skylight window, fitted wardrobes and access to the dressing room.

## DRESSING AREA 8' 3" x 3' 3" to the fitted wardrobes (2.51m x 0.99m)

Having a double glazed skylight window, fitted wardrobes and an oak door to...

## ENSUITE 10' 2" x 8' 2" (3.1m x 2.49m)

Opaque double glazed skylight window, luxury vinyl tile wooden effect flooring, grey tall radiator, recessed LED ceiling down lights, his and hers wash basins with vanity drawers beneath, matching tall vanity storage cupboards either side of the wash basins, low level WC, good sized walk in style shower enclosure having a chrome mixer shower with rainfall style shower head, tiled splash back areas.

## BEDROOM TWO 16' 2" x 11' 2" (4.93m x 3.4m)

Two double glazed windows and a double panelled radiator.

## BEDROOM THREE 10' 8" x 9' 3" (3.25m x 2.82m)

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

## BEDROOM FOUR 10' 9" x 9' 3" (3.28m x 2.82m)

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

## FAMILY BATHROOM 10' 8" x 7' 3" (3.25m x 2.21m)

Opaque double glazed skylight window to side aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath with a shower over, tiled splash back areas and a useful shaver connection point

## TO THE EXTERIOR

To the front of the property there is a double width driveway providing off road parking and access to the double integral garage. The rear walled garden has a degree of privacy having a large paved patio, raised lawn, greenhouse and pedestrian gated access.

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

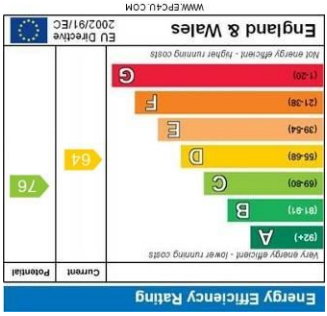
**SERVICES:** We understand that all mains services are connected.

**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 G. (This information is provided from the Council Tax Valuation List Website).



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