

St. Nicholas Close

Austrey, CV9 3EQ

John German





St. Nicholas Close

Austrey, CV9 3EQ

£295,000

Excellent extended village home offering versatile living space with three/four bedrooms over two floors, a beautiful extended breakfast kitchen, lounge, conservatory, refitted shower room, plus an en suite WC. The house has landscaped gardens and benefits from off road parking.



Austrey is a typical English country village where you can embrace all the qualities of village life. The market towns of Ashby-de-la-Zouch, Tamworth, Measham and Burton-on-Trent are all within close proximity, whilst the village benefits from a regarded local primary school, village church, village store and an excellent thatched village pub The Bird in Hand. It lies within two miles of junction 11 of the M42, excellent for commuters. Birmingham is less than one hour and links in perfectly to the M1 with the city's of Leicester, Nottingham and Derby.

Behind the uPVC entrance door lies the welcoming reception hallway with staircase leading off and practical laminate flooring running underfoot. On the ground floor of this lovely home, you will find versatile living space comprising a very useful study (bedroom four) and a second sitting room (bedroom three). Two rooms very interchangeable in their use, subject to all of your families needs. There is also a lovely refitted shower room with gorgeous feature tiling, a vanity unit with inset wash hand basin, WC and corner quadrant shower with shower above.

The principal lounge lies central to the home and has coving to the ceiling, a feature fire place and sliding patio doors which open out into a large uPVC double glazed conservatory with clear glazed roof, tiled floor and French double doors leading out to the landscaped garden.

Last but definitely not least is the extended breakfast kitchen, beautifully appointed with an extensive range of base and wall mounted cabinets arranged around three sides of the room with complimentary timber countertops. There is an undercounter Belfast style sink with feature mixer tap, a ceramic hob with extractor hood over, eye level oven and grill, integral fridge, freezer and dishwasher. There is space for a washing machine and a feature of this room is the part vaulted ceiling with inset glazed skylight giving a real feeling of space. There is ample space for a breakfast table and a door leads you out onto the rear garden.

Return to the hallway and upstairs to the first floor, you will find there are two excellent sized double bedrooms. Bedroom one has a wide picture window overlooking the landscaped garden and has the benefit of an en suite WC with wash hand basin and close coupled WC. There is excellent potential to add a shower to offer a full en suite package.

Bedroom two is a lovely sized room and has the benefit of fitted wardrobes and front aspect.

Outside, the property sits in a cul de sac setting with driveway to the fore providing off road parking with garden to one side. Side access leads you round to the rear of the property where you will find there are excellent landscaped gardens laid mainly to lawn with mixed planted borders and a variety of patio areas. The garden also enjoys a great degree of privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

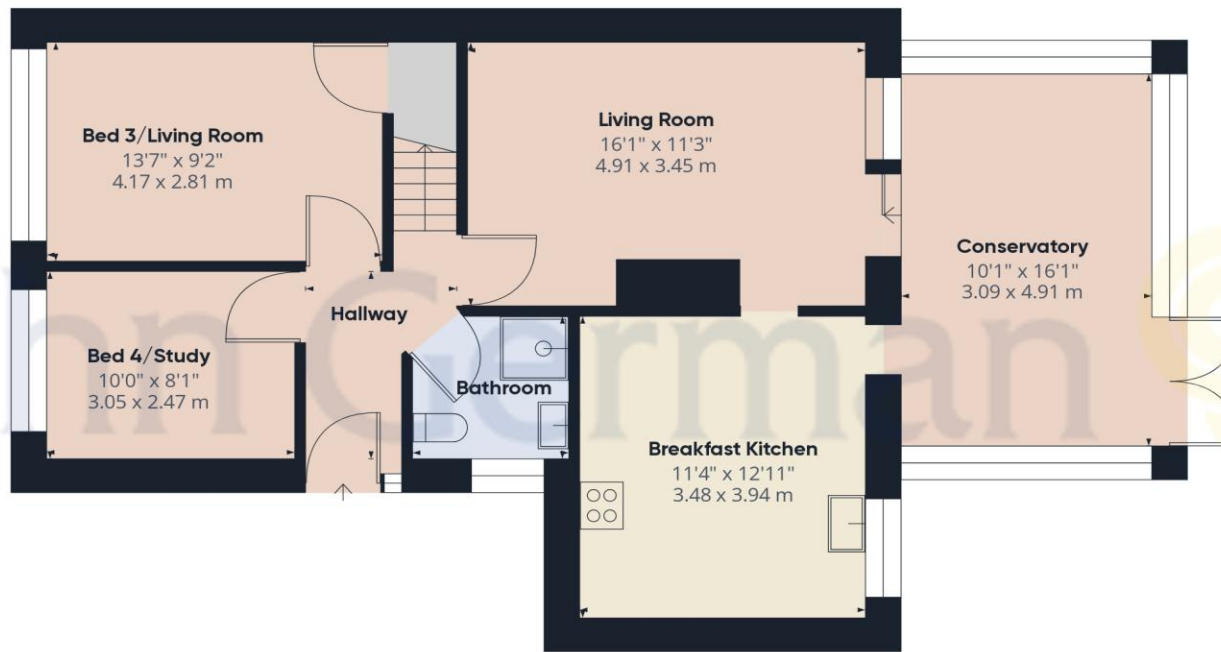
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.northwarks.gov.uk/site/

Our Ref: JGA/13122023

Local Authority/Tax Band: North Warwickshire Borough Council / Tax Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1153.13 ft²
107.13 m²

Reduced headroom

8.58 ft²
0.8 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



