

Mark
Webster
estate agents



Choyce Close
Atherstone
£314,950

*** GREAT SPOT ON THIS DESIRABLE DEVELOPMENT ~ END POSITION ~ ENSUITE ***. For sale with MARK WEBSTER estate agents is this very nicely situated modern detached family home briefly comprising: Lounge, dining room, kitchen, guest WC, garage (used as a utility/store room), three bedrooms, en-suite & family bathroom. Early viewing is essential.

RECEPTION HALL

Having an opaque double glazed wooden entrance door, single panelled radiator, stairs leading off to the first floor landing and a door to the lounge.

LOUNGE 11' 5" x 16' 1" maximum into the bay (3.48m x 4.9m)

Double glazed square bay window to front aspect, feature fireplace having an inset coal effect gas fire, two single panelled radiators and an arched opening to the dining room.

DINING ROOM 9' 4" x 8' 9" (2.84m x 2.67m)

Laminated wooden effect flooring, single panelled radiator, double glazed French doors leading out to the rear garden and a door to the kitchen.

KITCHEN 9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed window to rear aspect, tiled floor, single panelled radiator, useful under stairs recess, range of fitted kitchen units, roll edge work surfaces, electric oven and gas hob with a stainless steel extractor hood above, space and plumbing for a dishwasher, tiled splash back areas, opaque double glazed side entrance door, internal door to the garage/utility and a further door to the guest WC.

GUEST WC 5' 5" x 3' 8" (1.65m x 1.12m)

Opaque double glazed window to rear aspect, single panelled radiator, tiled floor, low level WC, wash basin, wall mounted Vaillant central heating boiler.

GARAGE (USED AS UTILITY/STORE ROOM) 17' 0" x 7' 5" (5.18m x 2.26m)

Having a uPVC opaque double glazed front door with uPVC side panel (easily converted back to a garage door if required), space and plumbing for a washing machine and further appliance spaces.

FIRST FLOOR LANDING

Access to the roof storage space and doors leading off to...

BEDROOM ONE 11' 4" x 11' 8" maximum (3.45m x 3.56m)

Double glazed window to front aspect, single panelled radiator, laminated wooden effect flooring, fitted wardrobe, useful over stairs storage and a door to the en-suite.



ENSUITE 5' 4" x 4' 9" (1.63m x 1.45m)

Opaque double glazed window to front aspect, chrome towel radiator, low level WC, pedestal wash hand basin, corner shower cubicle having a chrome mixer style shower, PVC panelled walls and ceiling.

BEDROOM TWO 14' 3" x 7' 10" (4.34m x 2.39m)

Double glazed windows to front and rear aspects, single panelled radiator and laminated wooden effect flooring.

BEDROOM THREE 9' 3" x 8' 2" (2.82m x 2.49m)

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

FAMILY BATHROOM 6' 3" x 6' 2" (1.91m x 1.88m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, freestanding traditional style bath set on claw style feet having a chrome mixer tap with shower head attachment.

TO THE EXTERIOR

The property is very nicely situated having an end position with a stoned front garden providing low maintenance and a good sized driveway. The rear garden is fully enclosed having a block paved patio, lawn and planted borders.

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).

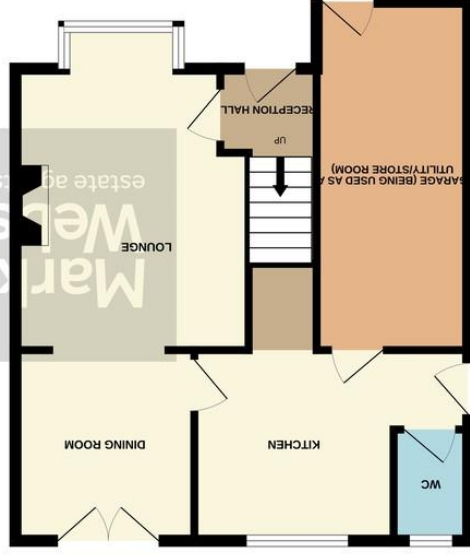
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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		B 82
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		