

Mark  
Webster  
estate agents



Simmonds Way  
Atherstone  
£450,000

\*\*\* TWO STOREY FULL WIDTH EXTENSION TO THE REAR - VERY LARGE FAMILY HOME - DOUBLE GARAGE \*\*\*. Located on this desirable development in Atherstone we have for sale this impressive 4 bedroom detached family home briefly comprising: Guest WC, spacious lounge, kitchen/diner, 4 bedrooms, en-suite & family bathroom. Viewing is essential.

## ENTRANCE HALL

Glazed wooden entrance door, two double glazed picture windows to side aspects, single panelled radiator, stairs leading off to the first floor landing, laminated wooden effect flooring and doors leading off to...

## GUEST WC

5' 4" x 4' 8" (1.63m x 1.42m)

Laminated wooden effect flooring, single panelled radiator, low level WC and a pedestal wash hand basin.

## LOUNGE

28' 5" x 10' 10" (8.66m x 3.3m)

Double glazed window to front aspect, laminated wooden effect flooring, vertical column style radiator, single panelled radiator, double glazed sliding patio style doors leading out to the rear garden.

## KITCHEN/DINER

28' 5" x 16' 3" maximum (8.66m x 4.95m)

(9'10" minimum width) Double glazed window to front aspect, vertical column style radiator, double panelled radiator, tiled floor, fitted bench seating area, recessed ceiling down lights, range of fitted kitchen units with solid wood work surfaces, ceramic sink, built in dishwasher, space and point for a Range style gas cooker, Belfast sink, space and plumbing for a washing machine, American style fridge freezer space, further appliance spaces and tiled splash back areas.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

13' 0" x 9' 8" (3.96m x 2.95m)

Double glazed window to front aspect, double panelled radiator and a door to the en-suite.

## ENSUITE

5' 7" x 5' 1" (1.7m x 1.55m)

Opaque double glazed window to front aspect, chrome towel radiator, tiled floor, low level WC, wash basin, shower cubicle having a chrome mixer style shower, useful shaver connection point.

## BEDROOM TWO

18' 4" x 9' 10" (5.59m x 3m)

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





### **BEDROOM THREE**

**18' 4" x 10' 2" maximum (5.59m x 3.1m)**

(8'2" minimum width) Double glazed window to rear aspect and a single panelled radiator.

### **BEDROOM FOUR**

**11' 1" x 9' 8" (3.38m x 2.95m)**

Double glazed window to front aspect, single panelled radiator and a door to an over stairs storage cupboard.

### **FAMILY BATHROOM**

**15' 4" x 8' 8" maximum (4.67m x 2.64m)**

Opaque double glazed window to rear aspect, tiled floor, recessed ceiling down lights, chrome towel radiator, low level WC, pedestal wash hand basin, panelled bath, good sized PVC panelled shower enclosure having a chrome mixer shower, tiled splash back areas.

### **TO THE EXTERIOR**

There is a small front garden with pathway leading to the entrance door, double width driveway providing off road parking and access to the detached double garage. The rear garden is a good size having a patio, lawn, well established planted borders, low maintenance stoned areas, decked patio with covered bar area with power connected, rear access to the double garage and side gated access to the front.

**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).

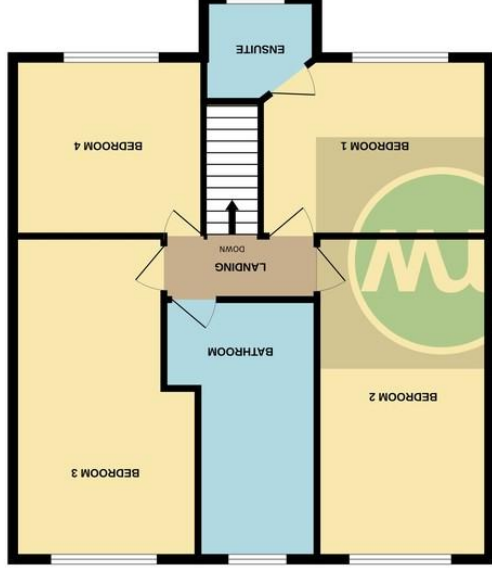
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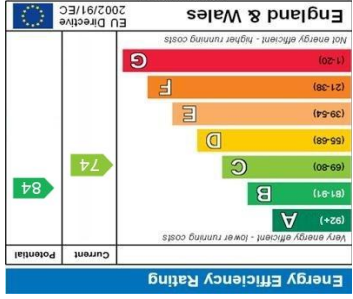
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TOTAL FLOOR AREA : 1583 sq. ft. (147.1 sq.m.) approx.



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