

**Mark
Webster**
estate agents



Buchan Close
Galley Common
£375,000

*** WHAT A GREAT SPOT ~ DELIGHTFUL REAR GARDEN ~ STUNNING REFITTED KITCHEN ~ 4 BEDROOMS ***. Viewing is a must on this fabulous modern detached family home located on this popular residential development in Galley Common briefly comprising: Lounge, refitted kitchen/diner, guest WC, four bedrooms and a family bathroom.

RECEPTION HALL

Having an attractive composite double glazed entrance door with opaque double glazed side windows, single panelled radiator, stairs leading off to the first floor landing, luxury vinyl tile wooden effect flooring and a door to...

LOUNGE

13' 8" x 15' 7" maximum into the bay window (4.17m x 4.75m)

Double glazed square bay window to front aspect, two single panelled radiators, luxury vinyl tile wooden effect flooring, feature electric fireplace and a door to...

REFITTED KITCHEN/DINER

25' 2" x 10' 4" (7.67m x 3.15m)

Having recessed LED ceiling down lights, luxury vinyl tile wooden effect flooring, door to a useful under stairs storage cupboard, feature wooden panelling, double glazed side entrance door, double glazed window to rear aspect, double glazed French doors leading out to the rear garden, extensive range of matt black kitchen units, modern black square edge work surfaces with matching up stands, integrated fridge freezer, eye level NEFF microwave oven with matching single oven below, integrated washing machine and dishwasher, Bosch induction hob, high level wine bottle storage and a door to the guest WC.

GUEST WC

4' 4" x 3' 9" (1.32m x 1.14m)

Opaque double glazed window to side aspect, luxury vinyl tile wooden effect flooring, single panelled radiator, low level WC, wash basin with useful storage beneath and a tiled splash back area.

FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE

13' 3" x 11' 2" (4.04m x 3.4m)

Double glazed window to front aspect, single panelled radiator, range of fitted bedroom furniture.

BEDROOM TWO

11' 9" x 8' 2" (3.58m x 2.49m)

Double glazed window to front aspect, feature panelled wall, fitted bedroom furniture and a double panelled radiator.



BEDROOM THREE

10' 9" x 7' 9" (3.28m x 2.36m)

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

BEDROOM FOUR

9' 7" x 7' 3" (2.92m x 2.21m)

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

FAMILY BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m)

Opaque double glazed window to rear aspect, recessed LED ceiling down lights, chrome towel radiator, low level WC, wash basin, p-shaped bath having a chrome mixer style shower over, shower screen, tiled walls with decorative border inset.

TO THE EXTERIOR

The property has a beautiful end position with a large block paved driveway providing ample off road parking and access to the single garage. The rear garden is a good size having a degree of privacy with a good sized block paved patio, lawn, artificial lawn area with sunken trampoline, side well established planted border, timber storage shed and access down both sides of the property.

GARAGE

16' 1" x 8' 1" (4.9m x 2.46m)

Having an electric roller shutter door, direct access from the kitchen, power and light.

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).

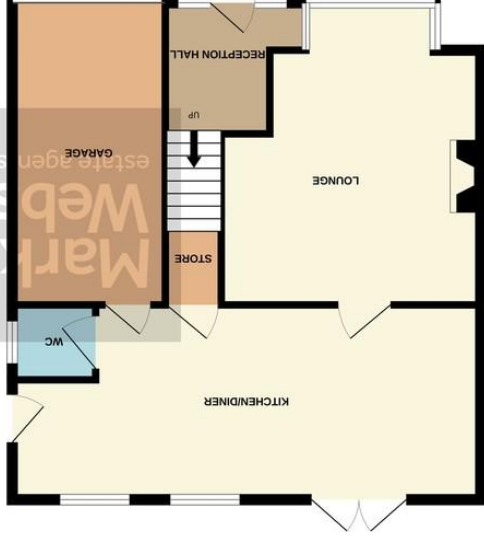
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131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

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



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 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 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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