



Warwick Drive  
Atherstone  
£379,950

\*\*\* LARGE DETACHED FAMILY HOME - POPULAR DEVELOPMENT \*\*\*. We are delighted to bring to market this perfect family home located in Atherstone which briefly comprises: Lounge, dining room, family room, kitchen, utility room, four bedrooms, bathroom & ensuite, rear garden and off road parking. Viewing is essential.

Atherstone is a well-established market town offering an ideal setting for family life. The town benefits from a good range of well-regarded primary and secondary schools, along with parks, play areas and leisure facilities suitable for all ages.

Everyday amenities are easily accessible, including local shops, supermarkets and cafés, while excellent road and rail links provide convenient access to surrounding towns and cities. Combining community atmosphere, schooling options and strong transport connections, Atherstone is a popular choice for families looking to settle long-term.

#### ENTRANCE HALL

Laminated wooden effect flooring, double panelled radiator, stairs leading off to the first floor landing and doors leading off to...



#### GUEST WC 5' 4" x 2' 10" (1.63m x 0.86m)

Tiled floor & walls, low level WC and a wall mounted wash basin.

#### LOUNGE 16' 2" x 10' 7" maximum (4.93m x 3.23m)

Double glazed window to front aspect, laminated wooden effect flooring, two single panelled radiators and double opening doors to...



#### DINING ROOM 9' 9" x 8' 8" (2.97m x 2.64m)

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

#### KITCHEN 9' 4" x 10' 3" maximum (2.84m x 3.12m)

Double glazed window to rear aspect, tiled floor, double panelled radiator, a range of base and eye level kitchen units, square edge work surfaces, tiling to splash back areas, integrated low level single oven, gas hob with extractor over, integrated dishwasher, stainless steel sink, door to the family room and an opening to...



#### UTILITY ROOM 5' 9" x 6' 3" (1.75m x 1.91m)

Door giving access to the rear garden, tiled floor, integrated fridge/freezer and space for a washing machine.

#### FAMILY ROOM 15' 3" x 7' 9" (4.65m x 2.36m)

Double glazed window to front aspect, laminated wooden effect flooring and a double panelled radiator.

#### FIRST FLOOR LANDING

Doors leading off to...

#### BEDROOM ONE 11' 1" x 13' 9" plus hallway to ensuite (3.38m x 4.19m)

Double glazed window to front aspect, useful built in wardrobe, single panelled radiator and a door to...

### **ENSUITE 5' 1" x 8' 5" (1.55m x 2.57m)**

Opaque double glazed window to front aspect, tiled floor, tiling to splash back areas, useful vanity unit with wash basin, low level WC and a shower enclosure with mixer style shower over.

### **BEDROOM TWO 11' 9" x 10' 5" maximum (3.58m x 3.18m)**

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



### **BEDROOM THREE 7' 5" x 8' 7" (2.26m x 2.62m)**

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



### **BEDROOM FOUR 7' 5" x 8' 5" (2.26m x 2.57m)**

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

### **BATHROOM 5' 6" x 8' 6" (1.68m x 2.59m)**

Opaque double glazed window to side aspect, tiled floor & walls, heated towel rail, pedestal wash basin, low level WC and a panelled bath.



### **TO THE EXTERIOR**

To the front of the property there is a full width block paved driveway providing ample off road parking. The enclosed rear garden has a good sized artificial lawn for low maintenance, space for a storage shed at the rear and a paved patio area.

**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).

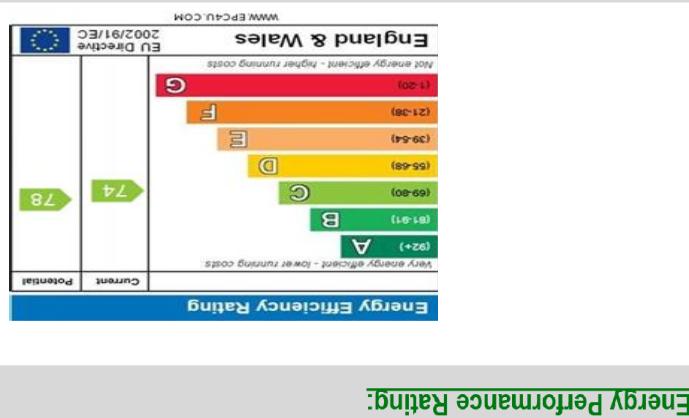
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The floor plan illustrates a house layout with the following rooms and features:

- Bedroom 1:** Located at the top left, featuring a built-in robe and an ensuite attached to the room.
- Bedroom 2:** Located on the bottom left.
- Bedroom 3:** Located on the bottom right.
- Bedroom 4:** Located in the center bottom.
- Bathroom:** Located on the right side, featuring a bathtub and a separate shower.
- ENSUITE:** Located in the top right corner, attached to Bedroom 1.
- LANDING:** A central area with a staircase leading up and down.

The floor plan illustrates a house layout with the following rooms and features:

- Estate Agents Lounge** (top left, grey area)
- Mart Web** (bottom left, white area)
- DINING ROOM** (bottom left, yellow area)
- KITCHEN** (bottom center, yellow area)
- UTILITY ROOM** (bottom right, orange area)
- FAMILY ROOM** (right side, yellow area)
- WC** (bottom center, blue area)
- Up** (arrow pointing up the central staircase)
- ENTRANCE HALL** (top center, brown area)

39 sq. ft. (50.1 sq.m.) approx.  
1ST FLOOR

603 sq.ft. (56.1 sq.m.) approx.

### Energy Performance Rating: