

Mark
Webster
estate agents



Hastings Road
Grendon
£425,000

*** RECENTLY BUILT DETACHED FAMILY HOME ~ GREAT LOCATION ~ SPACIOUS ACCOMMODATION ***. For sale with MARK WEBSTER estate agents is this immaculate 4 bedroom detached property briefly comprising: Guest WC, good sized kitchen, utility room, dining area, lounge, four bedrooms, en-suite and family bathroom. Viewing is a must.

Situated on the highly regarded Hastings Road in the charming village of Grendon, this beautifully presented family home offers generous living space, a welcoming community setting, and excellent access to local amenities. Perfectly positioned within easy reach of Atherstone and just a short drive from Tamworth, the property combines peaceful village living with convenient commuter links via the nearby A5 and M42.

Designed with family life in mind, the home features spacious and light-filled reception areas – ideal for both relaxing evenings and entertaining friends. The well-appointed kitchen provides plenty of storage and workspace, creating a true heart-of-the-home environment where everyone can gather. Grendon itself is a popular choice for families, offering local schooling, parks, and a friendly village atmosphere, while still being within easy reach of larger towns for shopping, leisure, and rail connections.

ENTRANCE HALL

Having an opaque double glazed entrance door, herringbone style flooring, stairs leading off to the first-floor landing and doors to...

GUEST WC 5' 1" x 2' 10" (1.55m x 0.86m)

Tiled floor, low level WC and a wash basin with useful storage beneath.

LOUNGE 10' 5" x 22' 4" maximum into the bay (3.18m x 6.81m)

Double glazed square bay window to front aspect, double glazed window to rear aspect, herringbone style flooring with under floor heating, feature panelled wall and a door to the dining area.

DINING AREA 11' 6" x 10' 9" (3.51m x 3.28m)

Double glazed windows to side aspects, double glazed bi-folding doors leading out to the rear garden, herringbone style flooring with underfloor heating, door to an under stairs storage cupboard, open plan through to the kitchen and a door to the utility room.

UTILITY ROOM 7' 0" x 6' 8" (2.13m x 2.03m)

Opaque double-glazed door leading out to the rear garden, herringbone style flooring with underfloor heating, single base unit, roll edge work surface with matching up stand, stainless steel sink, space and plumbing for a washing machine, further appliance space.

KITCHEN 12' 5" x 12' 4" (3.78m x 3.76m)

Double glazed window to front aspect, herringbone style flooring with underfloor heating, extensive range of kitchen units providing ample storage, eye level double oven, electric hob with a stainless-steel extractor hood above, integrated fridge freezer, roll edge work surfaces with matching up stands, built in dishwasher and a stainless-steel sink.

FIRST FLOOR LANDING

Access to the roof storage space, double panelled radiator, door to the airing cupboard and further doors leading off to...



BEDROOM ONE 11' 8" x 10' 9" (3.56m x 3.28m)

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

ENSUITE 8' 8" x 7' 9" (2.64m x 2.36m)

Opaque double-glazed window to rear aspect, tiled floor, chrome towel radiator, low level WC, wall mounted wash basin with useful vanity storage beneath, good sized tiled shower cubicle having a chrome mixer style shower.

BEDROOM TWO 10' 6" x 10' 6" (3.2m x 3.2m)

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

BEDROOM THREE 11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to front aspect, double panelled radiator and full length fitted wardrobes.

BEDROOM FOUR 8' 9" x 11' 5" maximum (2.67m x 3.48m)

Double glazed window to front aspect and a double panelled radiator.

FAMILY BATHROOM 10' 0" x 5' 5" (3.05m x 1.65m)

Opaque double-glazed window to front aspect, chrome towel radiator, tiled floor, low level WC, wall mounted wash basin with useful vanity storage beneath, panelled bath with a chrome mixer style shower over, shower screen and tiled splash backs.

TO THE EXTERIOR

The property has a block paved driveway to the side providing off road parking with access to the single garage having an up and over door. The rear garden is private being mainly laid to lawn with a patio area.

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 TBC. (This information is provided from the Council Tax Valuation List Website).

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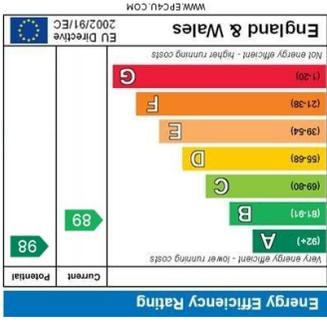
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TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.



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