



**Oakfield Way
Sheepy Magna
Atherstone
CV9 3RZ**

Offering this extended three bedroomed detached home.

Set in the village of Sheepy Magna.

Having aspects on to the village playing field to the rear.

**Asking price
£359,950**

Exclusive Town & Country Homes

Oakfield Way, Sheepy Magna, Atherstone

This is an impressive home with accommodation being the equivalent size of many four bedroomed detached houses. The property enjoys a delightful village setting with village playing fields to the rear.

The property itself has been extended having re-fitted kitchen, double glazing and gas fired central heating. The property may benefit from up-dating to the bathroom.

The exterior of the property enjoys gardens and block paved driveway with many walks through countryside available within close proximity. The village of Sheepy Magna is well located for good commuting access to major Midland towns and cities.

The accommodation briefly comprises of:

- * Long through hallway *
- * Downstairs WC *
- * Lounge *
- * Dining/sitting room *
- * Extended re-fitted kitchen with part vaulted ceiling and appliances *
- * Utility Room *
- * Landing *
- * Three good sized bedrooms (some having fitted wardrobes) *
- * Bathroom *
- * Separate w.c *
- * Double glazing *
- * Gas central heating *
- * Garage *
- * Delightful position *
- * Block paved driveway *
- * Gardens *

The accommodation comprises in further detail:

ASKING PRICE £359,950

TO THE GROUND FLOOR

THROUGH HALLWAY

Having the length of 22ft. With leaded double glazed door, double glazed side panel, dado rail, laminate flooring, feature coving, stairs off to the first floor and two radiators.

FITTED CLOAKS

Having w.c, wash basin, vanity cupboard, double glazed window and laminate flooring.

LOUNGE 18'0 x 11'0 (5.49m x 3.35m)

With two double glazed doors and side panels leading out to the rear garden. Marble style fireplace with living flame gas fire inset, coving surround to the ceiling, wall light points, radiator, double opening multipaned doors leading through to the:

DINING/SITTING ROOM max 10'10 min 8'5 x 14'0 (max 3.30m min 2.57m x 4.27m)

With double glazed bow window, coving surround to the ceiling and radiator.

EXTENDED RE-FITTED KITCHEN 19'6 x 9'0 (5.94m x 2.74m)

An outstanding addition to the property is this superbly re-fitted kitchen with a range of cottage style units with soft closed doors. Enjoying oven with plate warmer, microwave, extractor above hob, sink unit, a range of base units with corner base, single base, single base units with wicker trays inset. Wall units with two single wall units with leaded panes, further single wall unit, corner wall units and shelving all with feature lighting beneath. Oak work surfaces and matching splash and window sill. Breakfast area, double glazed double doors to the rear garden, double glazed side window and double glazed velux in part vaulted roof. Feature down lighters to the ceilings, tiled flooring, two radiators. Needing to be viewed to be fully appreciated.



UTILITY ROOM 6'3 x 7'10 (1.91m x 2.39m)

Access from the hallway. Having double glazed door to the rear garden, radiator, work surfaces, plumbing for automatic washing machine, tiled flooring, down lighters and connecting door through to the garage.

TO THE FIRST FLOOR

LANDING

With double glazed window over the staircase, having spindle banisters, loft access with pull down ladders and boarded roof space and dado rail.

BEDROOM (FRONT) 11'0 x 10'8 (3.35m x 3.25m)

Having double glazed window to the front, radiator and coving.

BEDROOM (REAR) 11'0 x 11'0 min to a range of fitted wardrobes (3.35m x 3.35m min to a range of fitted wardrobes)

Having a range of fitted wardrobes with part glazed doors including hanging space and shelving, bedside cabinets and corner dressing table and drawers. Double glazed window to the rear and radiator. There is a far reaching view from this bedroom looking to the left over adjoining gardens to fields and woodland in the distance.

BEDROOM (FRONT) 10'0 x 7'8 (3.05m x 2.34m)

With double glazed window to the front, radiator and coving.

SEPARATE W.C.

Having white w.c, and double glazed window.

BATHROOM

With airing cupboard containing central heating boiler, bath, wash basin, ceramic tiling, radiator, coving surround to ceiling, wall light points, double glazed window and additional vertical radiator.

TO THE EXTERIOR

To the front the property has an attractive frontage with mature tree and lawns. Block paved driveway with matching edging, reception area and side pathway leading to gated access to the rear and exterior lighting.

GARAGE 14'6 x 8'6 (4.42m x 2.59m)

With remote control roller shutter door, light and power points.

Delightful rear gardens with flagon style paved patio, low level wall with stepped access up to the lawn, further patio areas, borders, shrubs etc. Being completely enclosed and having gated access to the rear.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band "D". However, this should be verified by any intending purchaser.

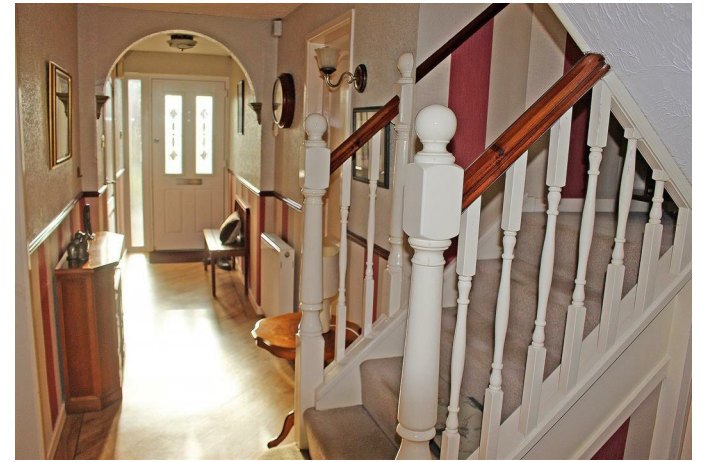
DISCLAIMER

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.





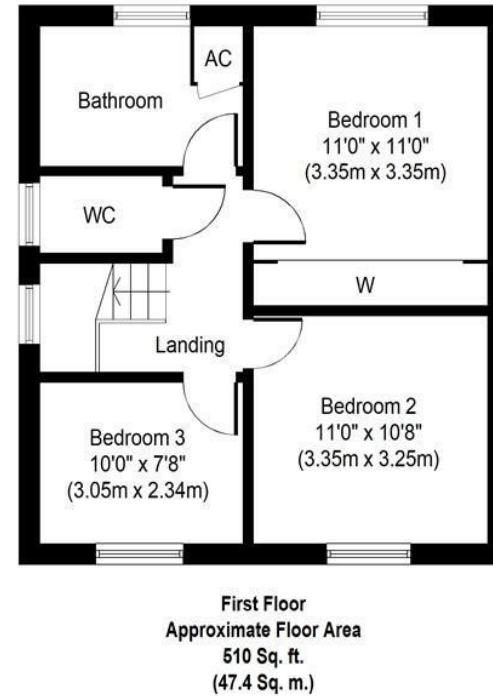
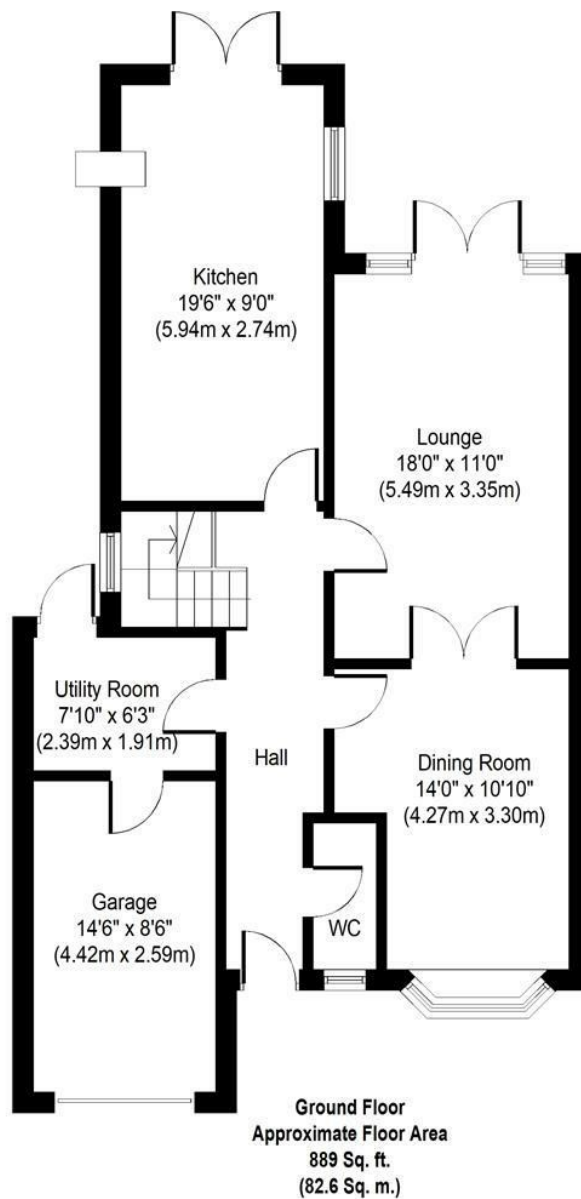


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Views supplied by the owners taken in the summer





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

