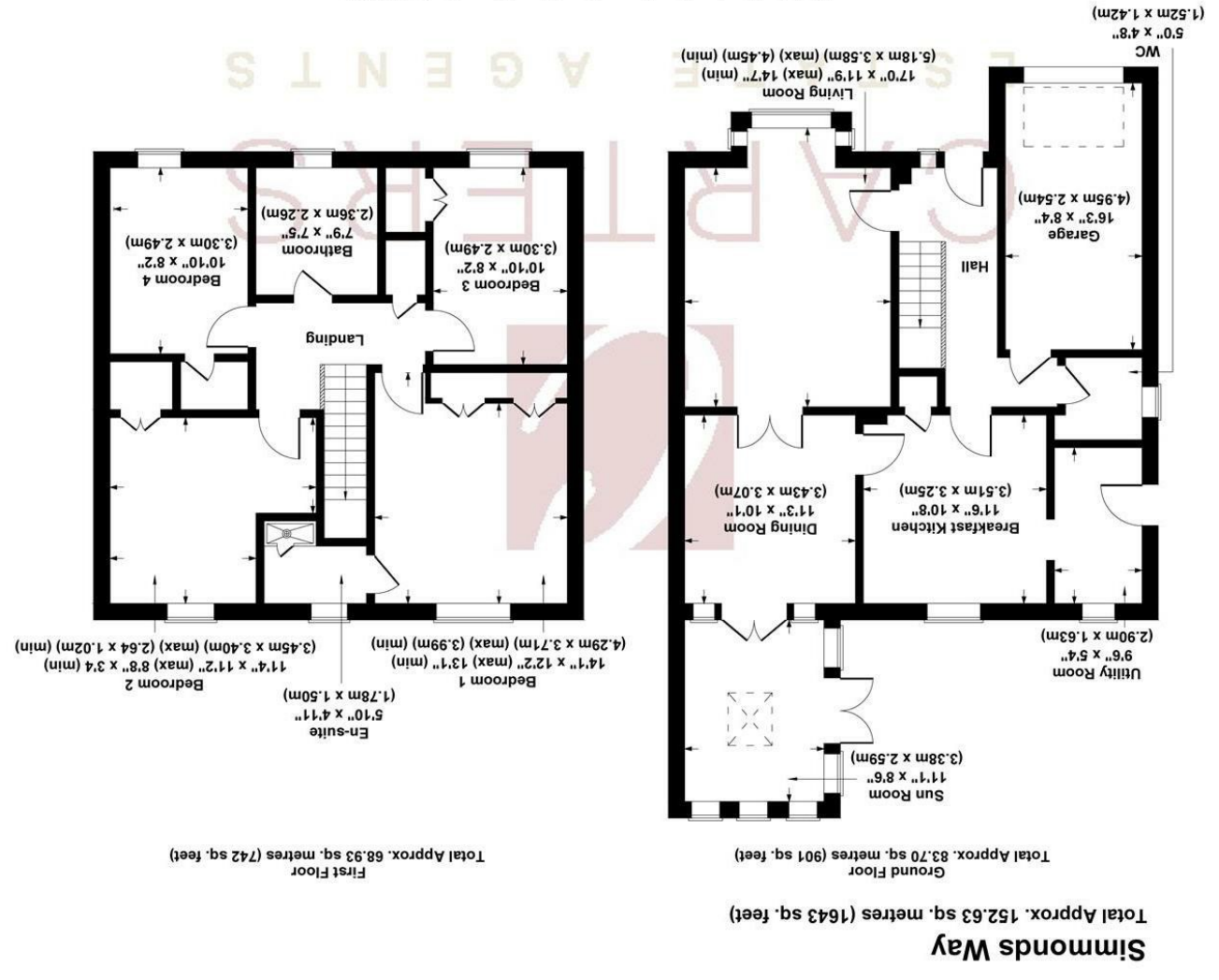




3 Simmonds Way
Atherstone, CV9 3AX
£380,000

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Floor Plan



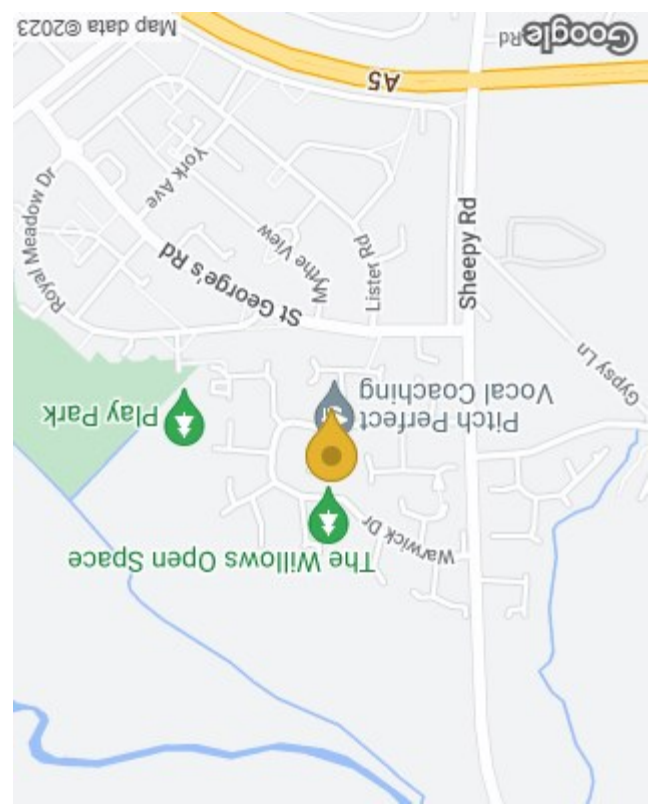
Not to Scale. Produced by The Plan Portal 2023
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Please contact our Atherstone Office on 01827 215 100
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)

Energy Efficiency Graph



Area Map

3 Simmonds Way

Atherstone, CV9 3AX

Nestled in the sought-after market town of Atherstone, this delightful four-bedroom detached family home is now available for sale. The current owners have resided here for 18 years, ensuring the property has been meticulously cared for. Recently, they have enhanced the bathroom, en-suite, and previously added a fantastic orangery at the rear of the house.

The ground floor boasts thoughtfully designed living spaces catering to the demands of a modern family. As you enter, a welcoming and spacious entrance hall awaits, providing access to a convenient WC/guest cloak, the garage, and the inviting living room featuring a bay window and a charming fireplace with a gas fire. An archway leads to a separate dining or sitting room, further extending to the orangery, characterized by its sky lantern and French doors opening onto the garden patio. The breakfast kitchen area offers numerous units, a breakfast bar, and an integrated dishwasher. A separate utility room with washing machine plumbing and rear access complements this space.

Upstairs, four generously proportioned double bedrooms await, each offering either fitted or built-in wardrobes. The principal bedroom boasts a newly installed en-suite with a shower unit and



mains shower, including a white sink/WC inset vanity unit. The family bathroom, recently replaced in 2023, includes a white three-piece suite with a mains shower.

Externally, the property features a front driveway with parking for two to three cars and access to a single integral garage with an electric roller door. The rear of the property showcases a beautifully landscaped garden, comprising a large paved patio area and a side garden with a well-maintained lawn.

Additional benefits of the property include double glazing and gas central heating, with the boiler replaced in 2021. Positioned in close proximity to the town center, this property is an excellent family home. Viewing is highly recommended.

