

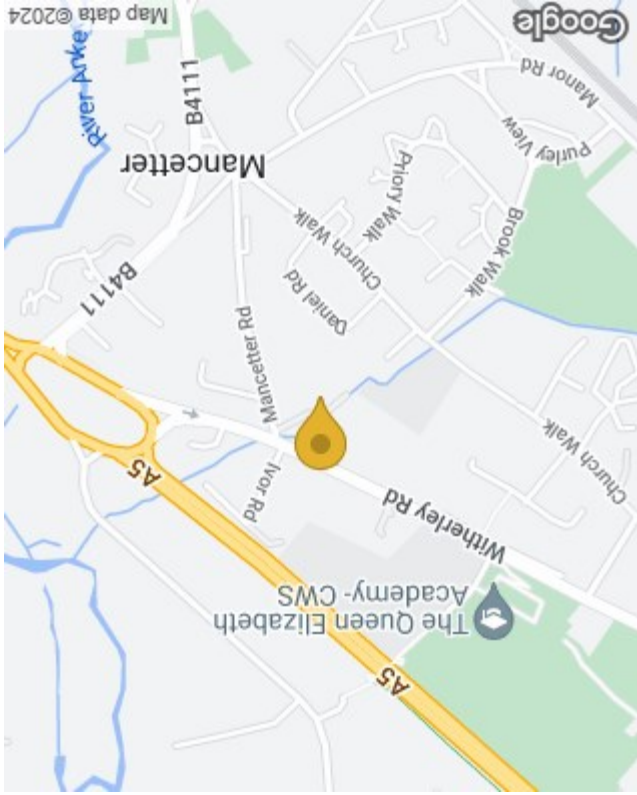
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Please contact our Atherstone Office on 01827 215 100 if you wish to arrange a viewing appointment for this property or require further information.

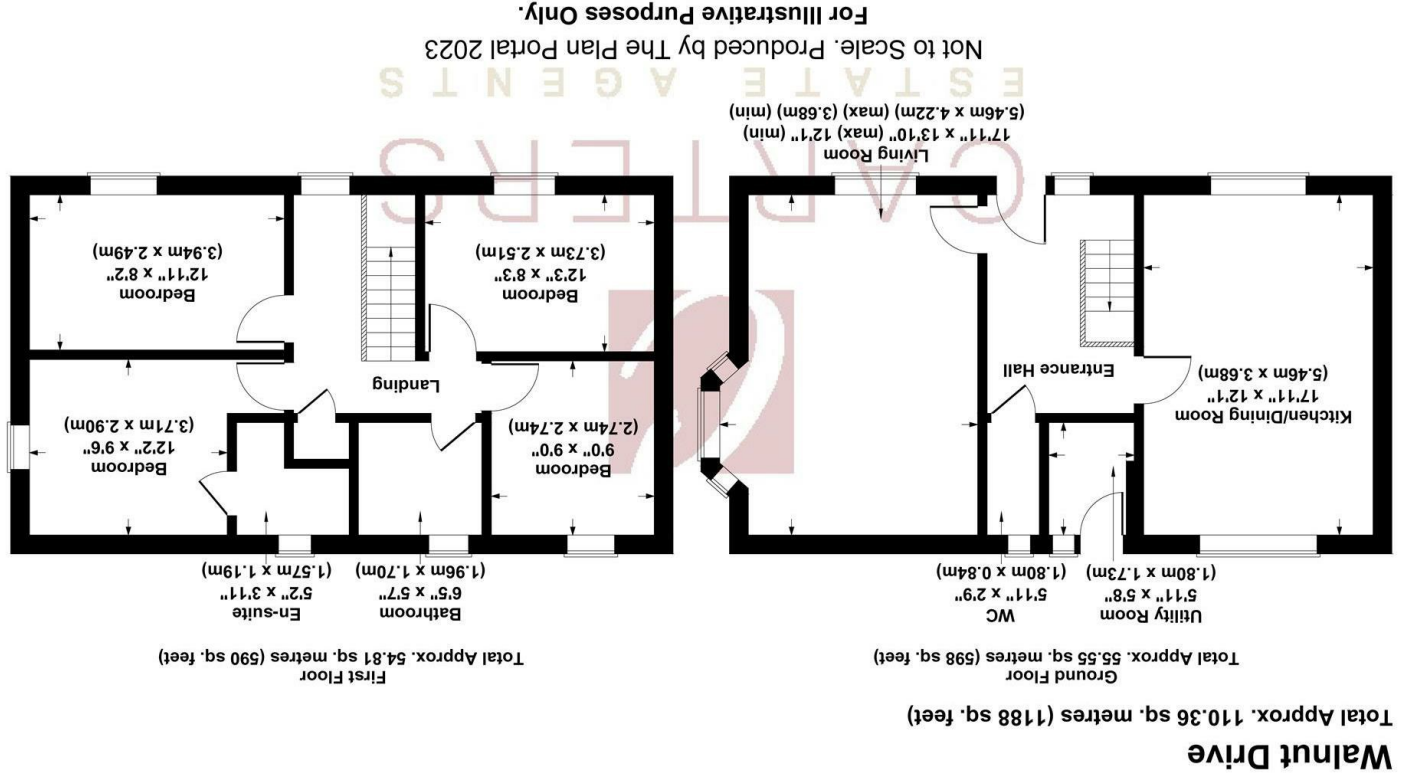
Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC  
 England & Wales  
 Not energy efficient - higher running costs  
 Very energy efficient - lower running costs

Energy Efficiency Graph



Area Map



Floor Plan



1 Walnut Drive  
 Atherstone, CV9 1NT

Offers Over £375,000





# 1 Walnut Drive

Atherstone, CV9 1NT

**\*MOST ATTRACTIVE DETACHED  
\*FOUR DOUBLE BEDROOMS \*  
EXCLUSIVE P R I V A T E  
DEVELOPMENT\*** An immaculately presented four-bedroom detached property located on a small private driveway just off the main popular thoroughfare leading through to Atherstone High Street. Oozing kerb appeal this attractive double fronted family home is located on a small exclusive development of eight houses and occupies a pleasant corner position with gardens to all sides. The accommodation has been much improved by the current owners and has oak doors throughout and briefly comprises entrance hallway, WC/guests cloak with white suite, super living room with bay window and feature gas coal effect stove with surround, modern kitchen dining with a matching range of wall and base units with an integrated oven, gas hob & extractor hood, there is space for a dining table and archway to utility room with plumbing for a washing machine, tiled flooring and door to garden. To the first floor there are four double bedrooms, bedroom one benefits from an ensuite with white two-piece suite and with mains shower, additionally there is a bathroom comprising a white three-piece suite with mains shower. Outside to the front and side there is a lawned garden, pathway to front door and



driveway providing parking with access to a single garage. To the rear there is a large, private paved patio area with shed and picket fence that separates a lawned garden that extends to side. The property benefits from replacement double glazed windows and gas central heating and viewing is a must. EPC Rating C \* Council Tax Band D \* Draft details

