



**Connells**

Church Walk  
Mancetter Atherstone

# Church Walk Mancetter Atherstone CV9 1PU

for sale offers in excess of  
**£400,000**



## Property Description

This stunning four bedroom detached property offers the perfect blend of style, comfort and functionality. Nestled in the peaceful village of Mancetter, close to local shops and amenities with links to major road networks, this home is ideal for families seeking a spacious and modern living environment.

Briefly comprising of porch, hallway, lounge, dining room, kitchen and utility area to the ground floor. To the first floor you will find four good size bedrooms and the family bathroom. To the front of the property is an expansive driveway, that can be opened up at side of property to allow for parking of caravan/motorhome. The rear garden is beautifully landscaped and offers the perfect space for outdoor entertaining.

Located in a highly sought-after area, this property is close to excellent schools, shops and recreational facilities. Don't miss out on this incredible opportunity to own your dream home. Contact us today to schedule a viewing!

## Porch

Porch leading through a welcoming entrance hall.

## Hallway

15' 1" x 7' ( 4.60m x 2.13m )

As you step inside, you are greeted by a welcoming entrance hall that leads to the lounge and kitchen/dining room. Staircase ascending to first floor accommodation with understairs storage cupboard.

## Lounge

16' 10" x 12' ( 5.13m x 3.66m )

With double glazed feature bay window, laminate flooring , fireplace and radiator.

## Dining Room

13' 2" x 11' 3" ( 4.01m x 3.43m )

With stone flooring, radiator, bi-fold doors leading to rear garden.

## Kitchen

13' 2" x 16' 10" ( 4.01m x 5.13m )

With a range of wall and base units with complementing work surfaces, built in oven with separate hob and extractor hood, sink with drainer. Stone flooring and double glazed window to rear elevation.

## Utility Room

8' 3" x 4' 9" ( 2.51m x 1.45m )

Comprising WC, hand wash basin, wall and base units, stone floor and double glazed window to rear elevation.

## First Floor Landing

12' 7" x 8' 6" ( 3.84m x 2.59m )

Ascend the stairs to the first floor where you're greeted by a landing that leads to four generously sized bedrooms and the family bathroom.

## Bedroom One

12' 1" x 12' 6" ( 3.68m x 3.81m )

Double glazed bay fronted window to front elevation, built in wardrobes, carpeted flooring, radiator.

## Bedroom Two

13' 2" x 10' 6" ( 4.01m x 3.20m )

Double glazed window to rear elevation, built in wardrobes, carpeted flooring, radiator.

## Bedroom Three

12' x 7' 3" ( 3.66m x 2.21m )

Double glazed window to side elevation, carpeted flooring, radiator.

## Bedroom Four

10' 6" x 8' 4" ( 3.20m x 2.54m )

Double glazed window to front elevation, carpeted flooring, radiator.

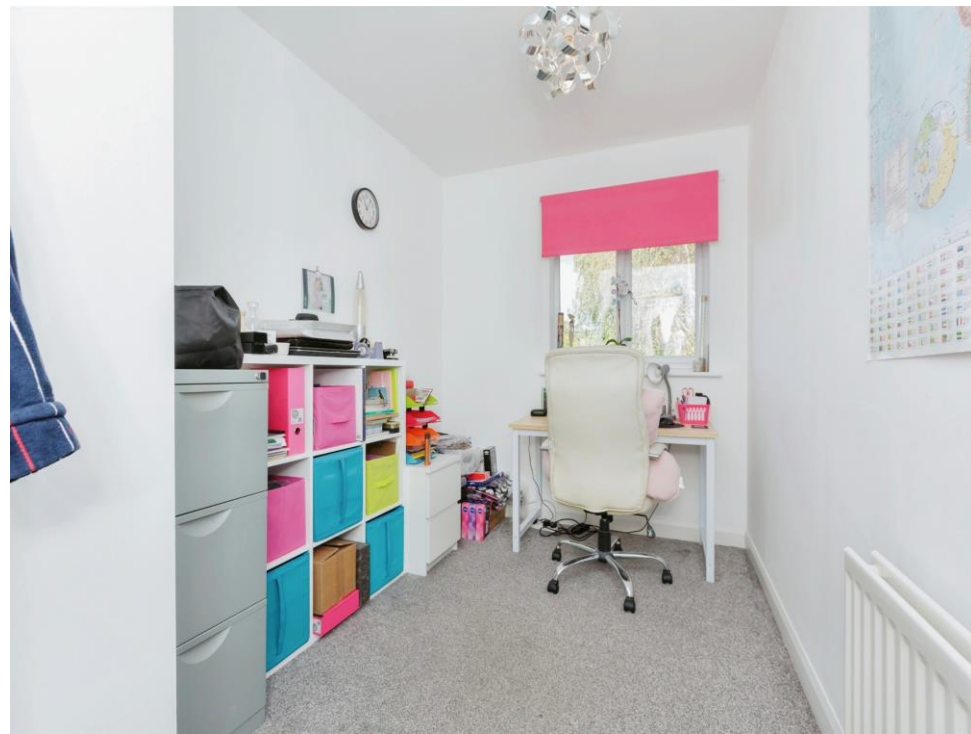
## Bathroom

Family bathroom comprising bath with mixer taps, walk-in shower cubicle, handwash basin with vanity unit, WC, heated towel rail. Windows to rear and side elevation.

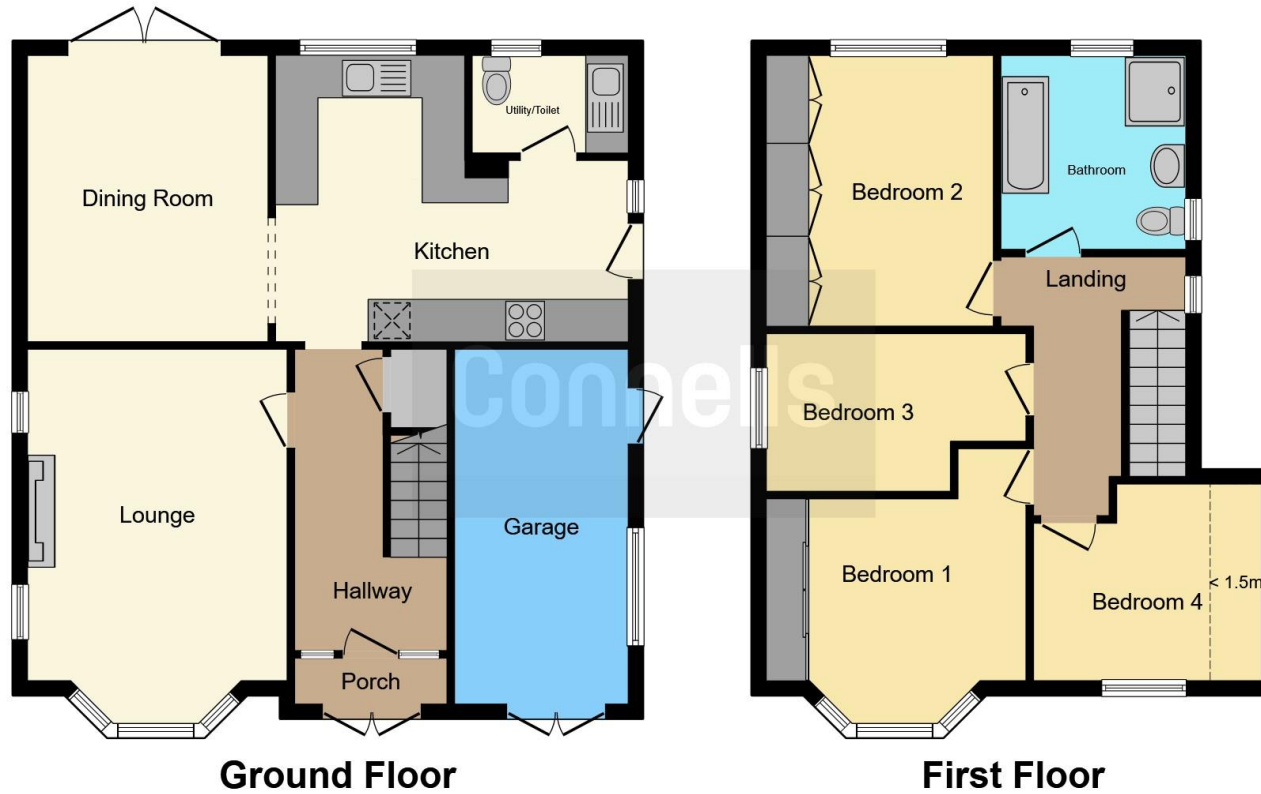
## Outside

Driveway with parking for multiple vehicles, parking to side which is suitable for motorhomes/caravans. Garage with power points, ceiling lights and wooden barn style doors. To the rear is an enclosed garden with a paved patio, lawn and mature borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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88 Castle Street  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN312701](http://connells.co.uk/Property/HIN312701)**



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Property Ref: HIN312701 - 0002