



Axminster House, 86 South Street, Atherstone, Warwickshire, CV9 1ED

HOWKINS &
HARRISON



Axminster House,
86 South Street, Atherstone,
Warwickshire, CV9 1ED

Guide Price: £799,000

An impressive four bedroom detached residence offering 'ready to move into' well proportioned accommodation throughout. The property is situated within a sought after residential location having extensive front and rear gardens and a double detached garage.

An early internal viewing is strongly recommended.

Features

- Detached family home
- Sought after location
- Imposing entrance hall, cloakroom WC
- Three reception rooms
- Kitchen breakfast room
- Large main bedroom with newly fitted en-suite
- Bedroom two also having en-suite facilities
- Two further double bedrooms
- Delightful front and rear gardens
- Detached double garage



Location

Atherstone is a town and civil parish in the county of Warwickshire. Located in the far north of the county, Atherstone forms part of the border with Leicestershire along the A5 national route and is only 4 miles from Staffordshire. The main shopping street is Long Street with a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops. Atherstone has a railway station with a direct service to London.

Tamworth - 10.3 miles

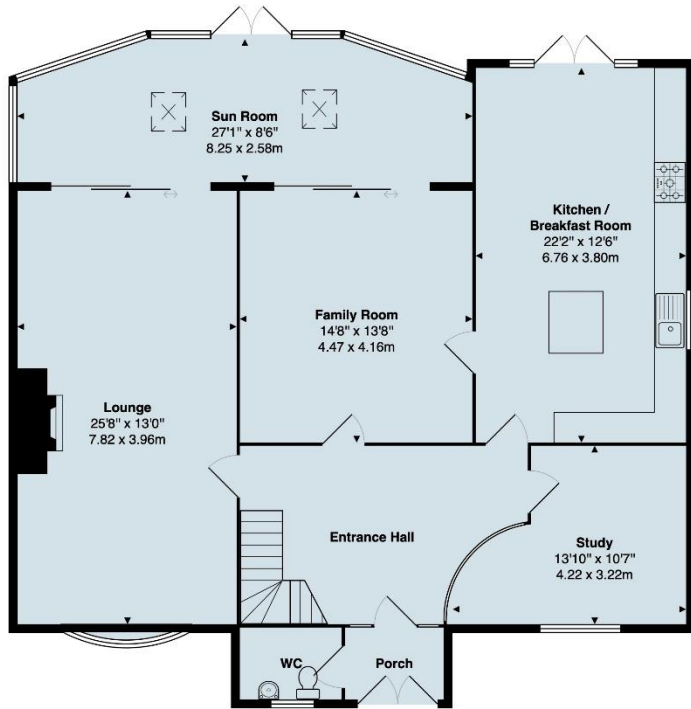
Market Bosworth - 8.7 miles

Nuneaton - 5.7 miles

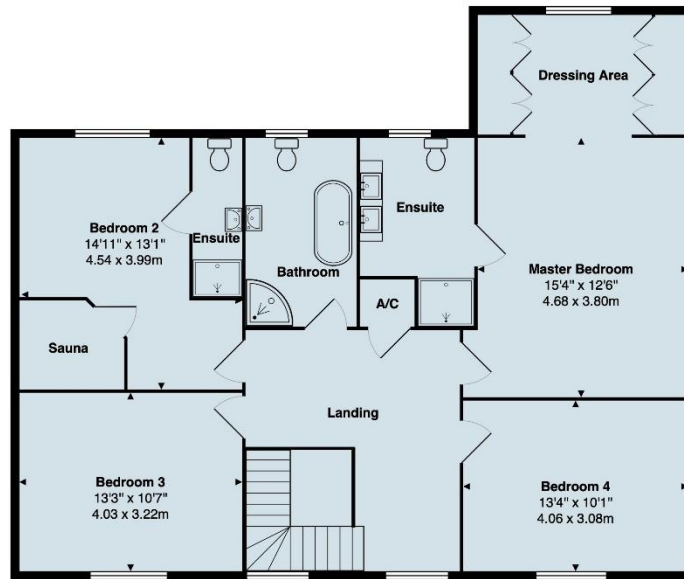


Accommodation Details – Ground Floor

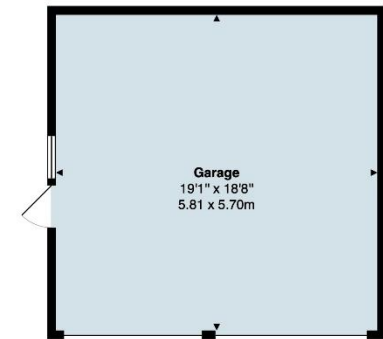
The front door leads into an entrance lobby with door off to:- cloakroom WC with low flush and concealed cistern, vanity wash hand basin, complementary tiling and tiled flooring. There is an imposing entrance hall with staircase rising to the first floor galleried landing, door leading into the study which has double glazed windows to the front elevation, inset ceiling lighting and polished wood flooring. Boasting a large kitchen/ breakfast room having a comprehensive range of quality eye level and base units, tall unit cupboards and ample preparation surfaces with complementary tiling, stainless steel cooker with five ring gas hob and ovens below with matching stainless steel extractor hood above. In addition, an Integrated dishwasher, chef island with cupboards below, tiled flooring, inset ceiling lighting, underfloor electric heating and double glazed French doors to the rear garden. A door then leads off to the family room with feature electric living flame fire, polished wood flooring, patio doors leading into a sun room with sky light windows inset ceiling lighting, wall mounted feature electric fire and double glazed French doors and windows to the rear elevation overlooking the gardens. Also off the main hallway is a door into a bright and spacious sitting room with double glazed window to the front elevation, feature living flame fire with tiled surround and double glazed patio doors into the sun room.



Ground Floor
Area: 1389 ft² ... 129.1 m²



1st Floor
Area: 1108 ft² ... 102.9 m²



Total Area: 2497 ft² ... 232.0 m² (excluding garage)
All measurements are approximate and for display purposes only











First Floor

Rising from the entrance hallway the staircase open onto a large first floor galleried landing. doors lead of to:- a lined cupboard, extremely spacious main bedroom with double glazed floor to ceiling windows to rear elevation overlooking the gardens, a range of fitted wardrobes, inset ceiling lighting and access into a large newly fitted en-suite shower room comprising a tiled shower cubicle with screen, twin vanity wash hand basins with wall mounted mirror and light above, low flush WC, tall unit cupboards, tiled wall surround and tiled flooring. Bedroom two also has an en suite shower room with tiled shower with shower screen, low flush WC, pedestal wash hand basin with complementary tiling, wall mounted mirror and light above and a Nordic sauna. Elsewhere there are two further double bedrooms and a family bathroom comprising a walk in tiled shower, shower screen, pedestal wash hand basin with mirror and light above and an oval shaped bath, low flush WC tiled wall surround and tiled flooring. The main bedroom and en-suite both have electric underfloor heating.

Outside

Externally to the front of the property is a substantial driveway leading to a double garage with remote controlled electric twin up and over doors. There is a lawned front garden with paved patio and outdoor lighting and gated access either side of the property to a delightful mainly lawned rear garden with a raised patio and decked area, mature flowering borders with a variety of trees and shrubs and a garden shed.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax Banding

Band - G

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 100 |
| (81-91) | B | | 92 |
| (69-80) | C | | 84 |
| (55-68) | D | | 76 |
| (39-54) | E | | 68 |
| (21-38) | F | | 60 |
| (1-20) | G | | 52 |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

