



7a Oakfield Gardens, Atherstone, Warwickshire, CV9 1SA

HOWKINS &
HARRISON



7a Oakfield Gardens,
Atherstone,
Warwickshire, CV9 1SA

Guide Price: £725,000

A new build five bedroom detached residence having been built to a high specification, offering an abundance of open plan living space, offered with a 10 year LABC builders warranty. A feature of this property is its large open plan kitchen/ breakfast room / family room with doors opening out onto the rear garden.

The property is situated at the end of a quiet cul de sac and is offered with vacant possession, an early internal viewing is strongly recommended.

Features

- Impressive new build detached property
- Premier residential location
- Cul de sac position
- Spacious lounge with log burner
- Large open plan kitchen breakfast room / family room
- Five excellent size bedrooms
- Main bedroom and bedroom two having en-suite facilities
- Delightful rear gardens
- Garage and ample off street parking



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.

Travel Distances

Tamworth - 10.3 miles

Market Bosworth - 8.7 miles

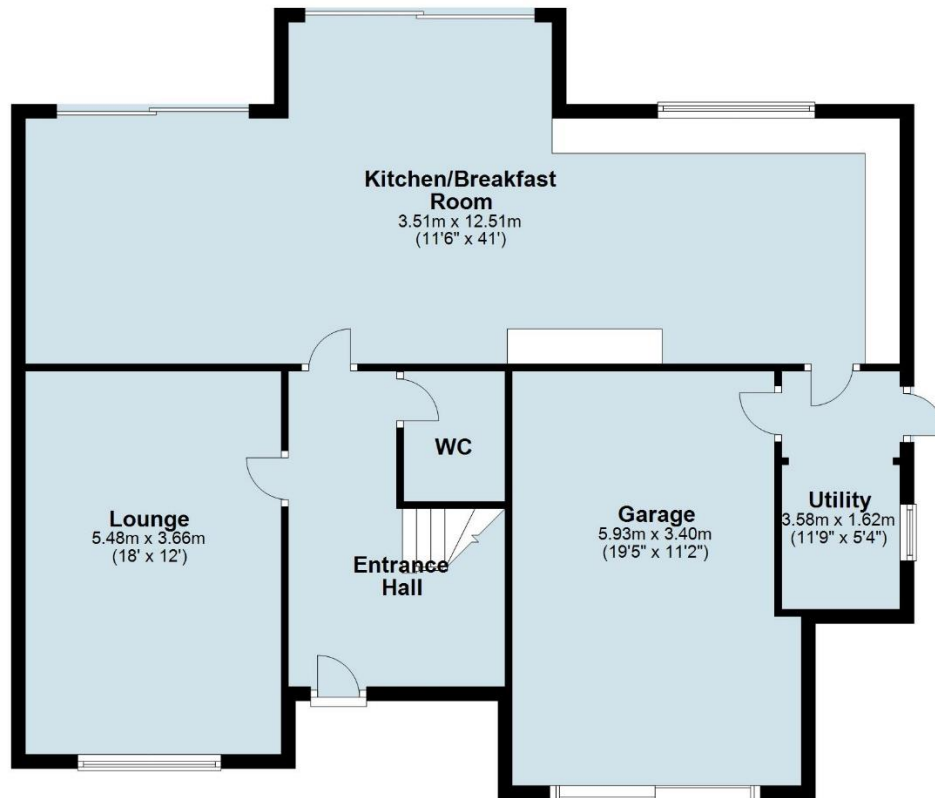
Nuneaton - 5.7 miles



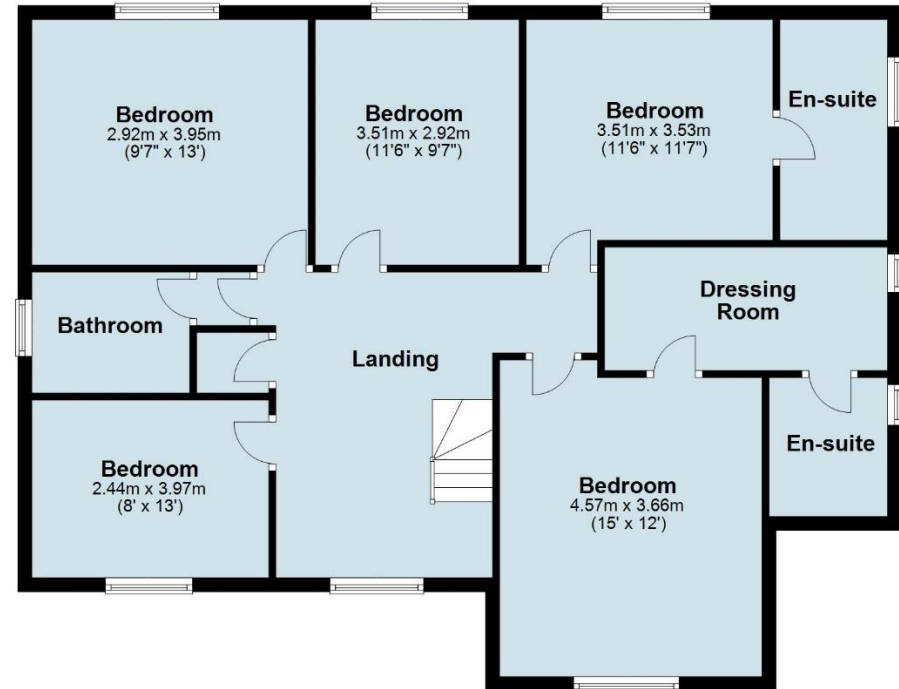
Accommodation Details – Ground Floor

The front door opens into a large entrance hall with staircase rising to the first floor, oak engineered wood flooring, door to a cloakroom WC with pedestal wash hand basin and door into the spacious lounge with double glazed window to the front elevation and an attractive log burner, raised hearth and engineered oak flooring. A feature of this property is its large open plan kitchen/ breakfast / family room with the kitchen area having a comprehensive range of fitted units with quartz preparation surfaces and a range of integrated appliances including fridge freezer, dish washer and leisure cooker with extractor hood above, tiled flooring and two sets of double glazed doors leading onto the rear garden and inset ceiling lighting. A door leads off to a useful utility room with double glazed window to the side elevation, a matching range of wall and base units, cupboard housing the hot water cylinder and gas boiler and there is a door leading into the garage and the side access.

Ground Floor



First Floor









First Floor

From the main entrance hall there is staircase leading to the large first floor galleried landing with doors leading off to:- the main bedroom benefiting from an en-suite dressing area and access to the en-suite shower room comprising of a tiled shower cubicle, vanity wash hand basin, low flush WC and inset ceiling lighting. Bedroom two also has the benefit of its own en-suite shower room , again featuring a tiled shower cubicle, low flush WC, vanity wash hand basin with complementary tiling and tiled flooring. There are three further excellent size bedrooms and a luxury family bathroom with oval shaped bath with mixer and shower attachments over low flush WC, vanity wash hand basin and a large walk in shower, and inset ceiling lighting.





Outside, Gardens and Grounds

Externally, the property has delightful front and rear gardens, to the front there is a gravel driveway leading to an integral garage and to the rear is a garden laid to lawn with a large paved patio and pagoda with block paved area.



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 Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		92
81-91	B	87	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			



Howkins & Harrison

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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.

