



30 Choyce Close, Atherstone, Warwickshire, CV9 3AY

HOWKINS &
HARRISON

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Atherstone,
Warwickshire, CV9 3AY

Guide Price: £389,000

An exceptionally well presented four bedroom detached family home situated within sought after residential development close to Atherstone town centre.

Offering plenty of space totalling over 1200sqft briefly comprising:- entrance hall, bay fronted sitting room opening into a rear separate dining room with French doors to outside, generous size kitchen with utility room and cloakroom WC off and finally bedroom five on the ground floor., To the first floor there are four bedrooms, en-suite shower room and a family bathroom. The property occupies a generous size plot corner garden plot having delightful rear gardens mainly laid to lawn.

An early internal viewing is strongly recommended.



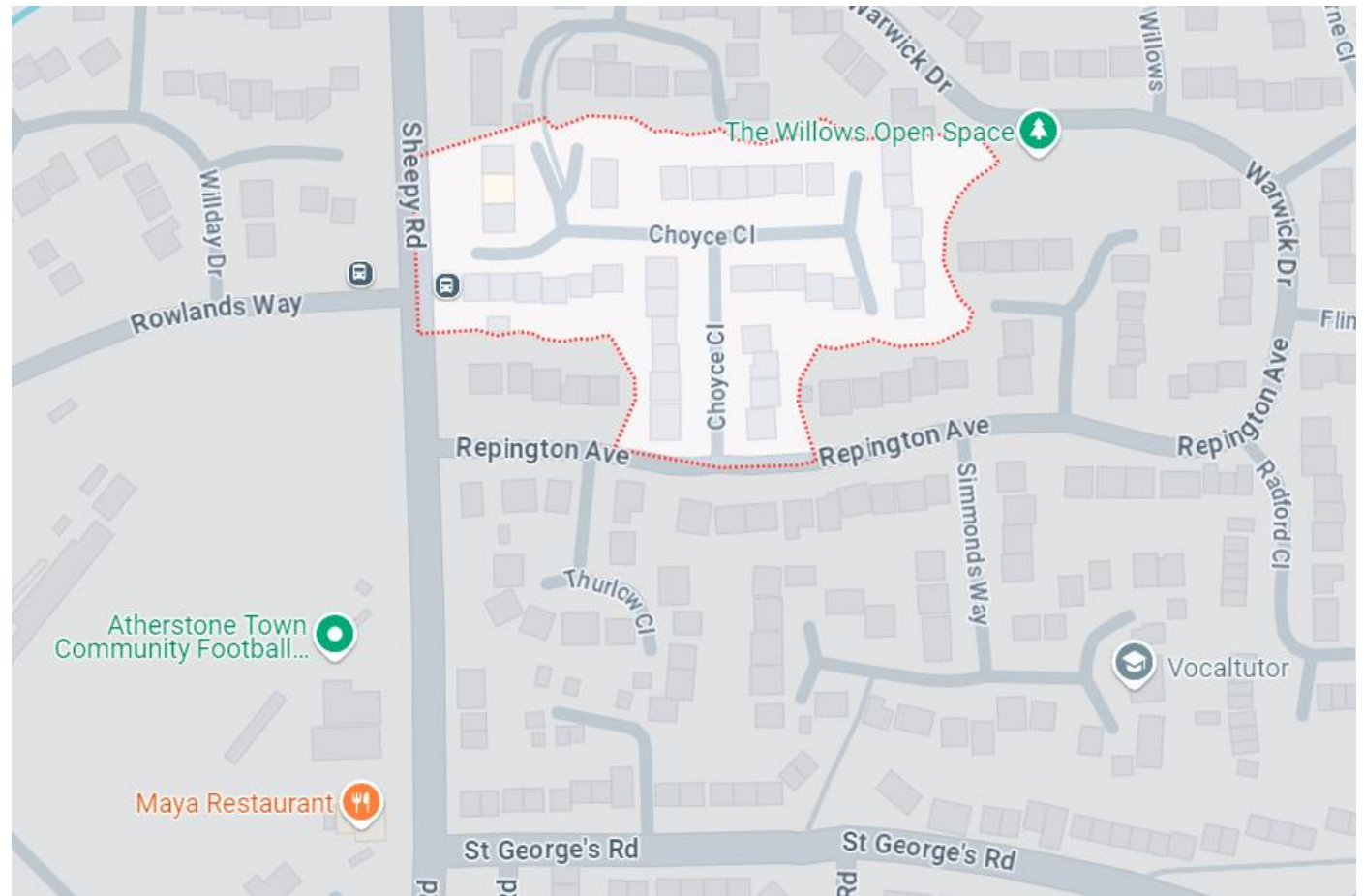
Location

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 hall with staircase rising to the first floor and doors leading off to:- a spacious lounge with double glazed window to front elevation, feature fireplace with living flame gas fire and door leading through to dining room with double glazed French doors to the rear garden. The kitchen/breakfast room is accessed from here or the hallway and comprises a comprehensive range of eye level and base units with preparation surfaces, complementary tiling, built-in double oven, gas hob with extractor hood above, tiled flooring and archway leading through to a useful utility room with window to the rear elevation, door to side access and a door leading into the cloakroom WC. From the main entrance hall off to the right is a multi purposes room/bedroom five with windows to front and side elevations.

First Floor

The staircase rises to a first floor landing give access to four excellent size bedrooms and a family shower room. The main bedroom has its own ensuite shower and built in wardrobes.

Outside

Externally the property occupies a generous size corner garden plot. To the front of the property a driveway provides off road parking and to the rear are extensive gardens mainly lead to lawn with a paved patio and two garden sheds.





Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Well presented detached family home
- Close to the town centre amenities and excellent commuter links
- Sitting room and separate dining room
- Fitted breakfast kitchen, utility and cloakroom WC
- Ground floor bedrooms and four first floor bedrooms
- En-suite shower room and family bathroom
- Larger than average corner garden plot
- Driveway providing off road parking
- Ample off road parking and attached garage
- Close to town centre amenities and commuter links





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. We are advised that mains water, gas and electricity are connected to the property. The central heating gas fired and ? provides the broadband to this property.

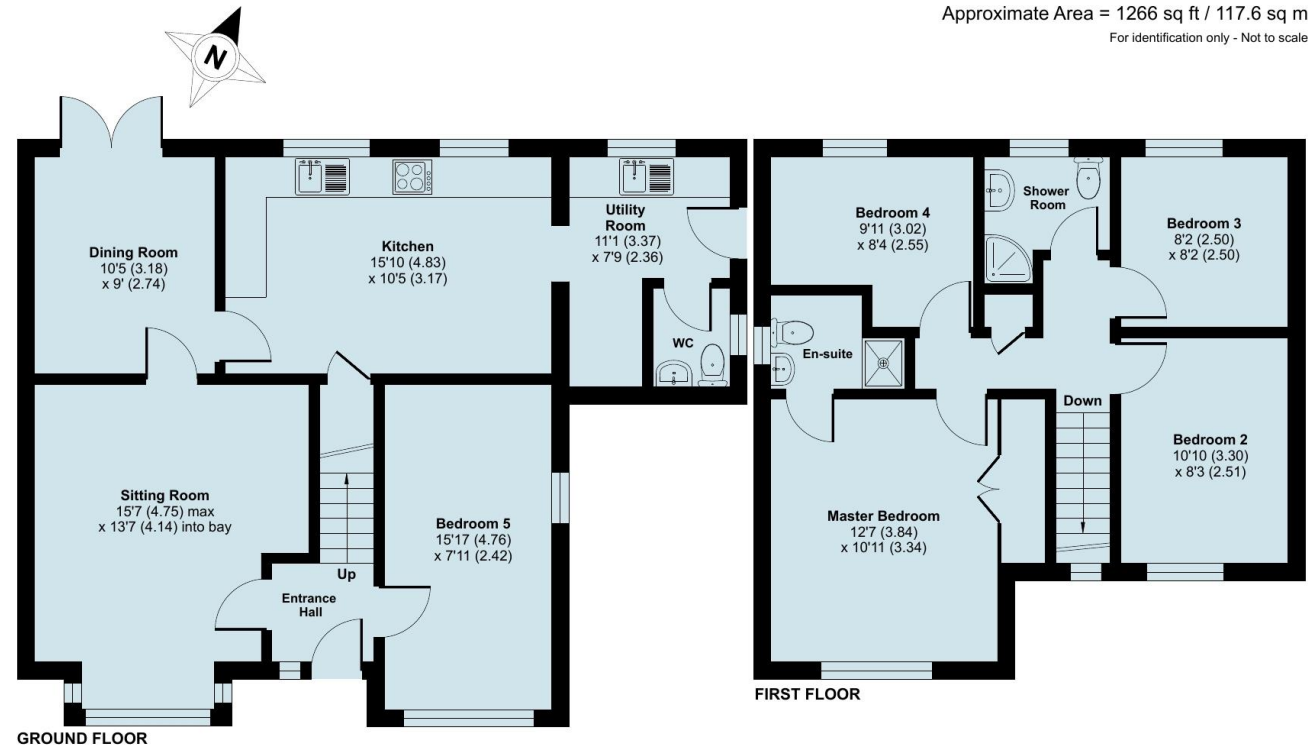
Local Authority

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

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1279541

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.



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