



10 Choyce Close, Atherstone, Warwickshire, CV9 3AY

HOWKINS &
HARRISON

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Warwickshire, CV9 3AY

Guide Price: £359,000

An exceptionally well presented four bedroom detached family home, having been completely re-furbished throughout by the present owners. Occupying a corner plot and situated within this popular residential location.

Early internal viewing is strongly recommended.

Features

- Extended to the ground floor
- Bright and spacious lounge
- Study, family room and dining area
- Kitchen/breakfast room
- Useful utility room and cloakroom
- Four good size bedrooms
- Master bedroom with en-suite



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



Ground Floor

Entrance porch with door leading through to the entrance hall, having understairs storage cupboard, doors leading off to:- spacious lounge with double glazed window to the front elevation and double doors leading through to the dining room with double glazed french doors leading into the conservatory, which has double glazed windows and french doors to the side and rear elevations overlooking the landscaped rear garden. There is a newly fitted kitchen comprising a comprehensive range of eye level and base units with ample preparation surfaces and integrated appliances. A useful utility room with access to the side of the property and door leading to the ground floor cloakroom.

First Floor

From the entrance hall, stairs lead to the first floor landing with doors leading off to:- four good size bedrooms with the master bedroom having a recently re-fitted en-suite shower room. The family bathroom has also been recently replaced.

Further Benefits

Include gas central heating and double glazing.





Outside

To the front of the property is a generous sized tarmac driveway providing ample parking and leading to the above average sized garage. Occupying a good sized corner plot, delightful landscaped front and rear gardens, with the rear garden having a splendid paved patio area over two levels, fence panelled boundaries raised flower beds and lawned area.

A superior detached property occupying a generous size corner plot, having been much improved by the current owners.

Internal viewing is strongly recommended.





Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

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

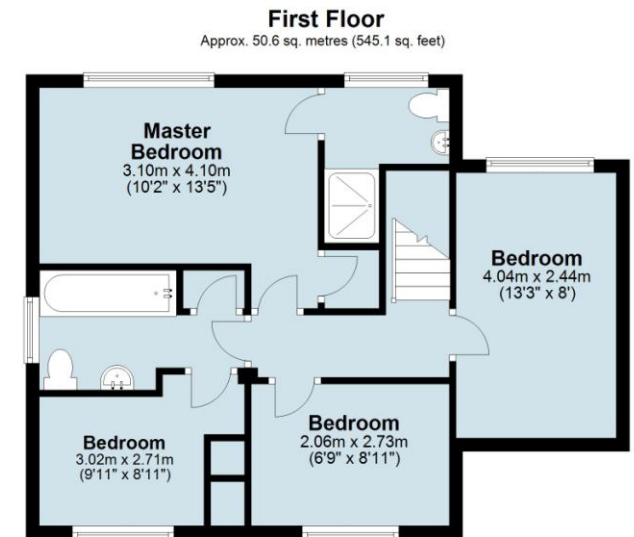
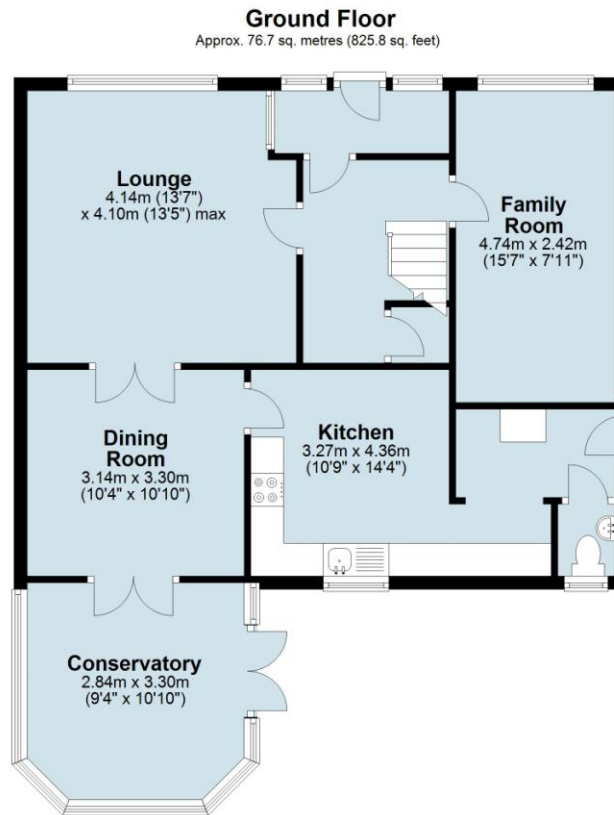
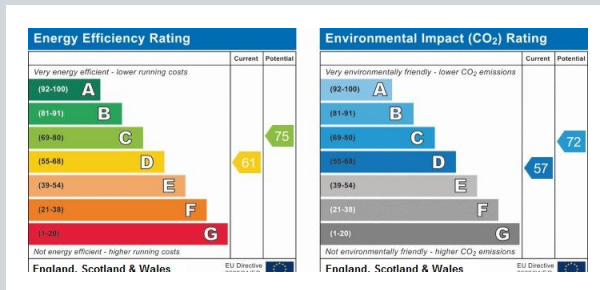
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - 01827 715341

Council Tax

Band D



Total area: approx. 127.4 sq. metres (1370.9 sq. feet)

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.