



## Choyce Close

Atherstone



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## Atherstone

- A superb four bedroom family home
- Located on a generous plot within a quiet cul de sac
- Large living room with feature fireplace and bay window
- Main bedroom boasting en suite shower room
- Mature front and private rear gardens
- 'Shaker' style kitchen with integrated appliances
- Conservatory with double doors into the garden
- EPC Rating C / Council Tax Band D / Freehold

### General Description

Alexanders are delighted to offer to the market this superb four bedroom family home being on the edge of Atherstone, located on a generous plot within a quiet cul de sac.

The property occupies an end plot, with mature front and rear gardens. A driveway provides parking for one vehicle and access to the garage, there is potential for more parking in the front garden which is currently laid mostly to lawn and borders. The rear garden is very private with mature hedging and trees, seating terraces, lawned area and garden shed.

### Location

Atherstone is an attractive town host to an array of amenities including a selection of independent shops and eateries.

The railway station is on the West Coast main line with a regular hourly service, seven days a week to London. The town is also well connected for travelling by car with the A5 providing easy access to the M42 or M69 motorways with links to the M1.

The delightful Coventry Canal runs through the town and provides a pleasant walk.





## Accommodation

Enter into the reception hall where stairs rise to four generous bedrooms, the main bedroom boasting en suite shower room and a further family bathroom.

Downstairs a large living room with feature fireplace and bay window leads into a stylish kitchen/diner. The kitchen is fitted with a wide range of 'Shaker' style kitchen units, electric oven with microwave above, integrated fridge freezer, space and plumbing for a dishwasher, four ring gas hob with an extractor hood above. With wooden effect roll edge work surfaces and breakfast bar.

Beyond is the conservatory with double doors into the garden and the kitchen also leads to a utility room, wc and personnel door into the garage.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Local Authority

North Warwickshire Borough Council, Council House, South Street, Atherstone, CV9 1DE (Tel: 01827 715341). Council Tax Band D.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Measurements

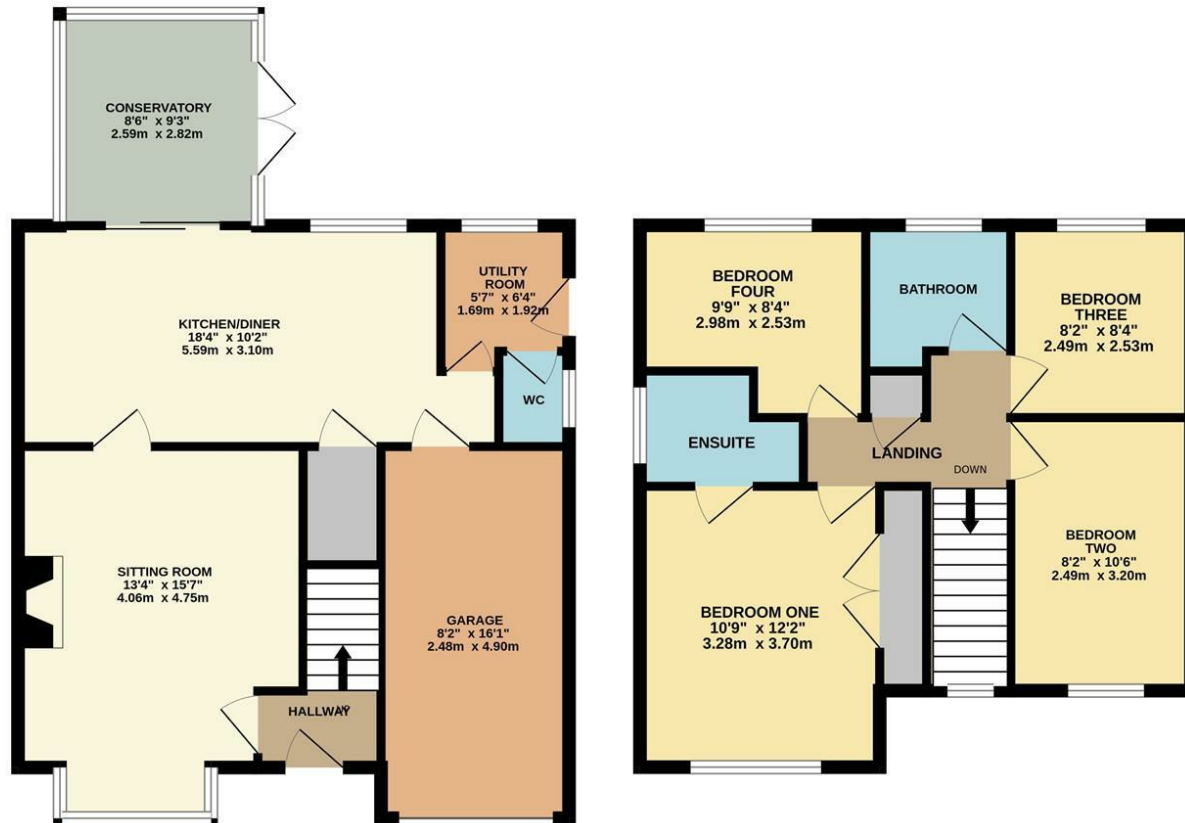
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 1177 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.