



Croft Road  
Atherstone  
£325,000

\*\*\* MODERN DETACHED FAMILY HOME - EXCELLENT POSITION - LANDSCAPED GARDENS \*\*\*. For sale with MARK WEBSTER estate agents is this detached property that was built by 'Cameron Homes' standing on a generous plot with a large driveway and beautiful landscaped gardens. Early viewing is considered essential.

## SIDE RECEPTION HALL

Having an opaque double glazed entrance door, single panelled radiator, stairs leading off to the first floor landing and doors to...

## GUEST WC

5' 7" x 2' 9" (1.7m x 0.84m)

Tiled floor, single panelled radiator, low level WC, wash basin and attractive tiling to half height.

## KITCHEN/DINER

17' 0" x 9' 5" (5.18m x 2.87m)

Double glazed windows to rear and side aspects, double glazed French doors leading out to the rear garden, double panelled radiator, range of cream gloss style base and eye level units, integrated fridge freezer, tall unit housing the stainless steel double oven, work surfaces, stainless steel sink, built in dishwasher, 4 ring gas hob with a stainless steel extractor hood above and a door to the utility room.

## UTILITY ROOM

6' 3" x 5' 9" (1.91m x 1.75m)

Tiled floor, single base unit, door to a useful under stairs storage cupboard, double glazed side entrance door, space and plumbing for a washing machine, further appliance space, work surface, stainless steel sink and a wall mounted central heating boiler.

## LOUNGE

16' 10" x 10' 9" (5.13m x 3.28m)

Two double glazed windows to front aspect, double glazed window to side aspect and two double panelled radiators.

## FIRST FLOOR LANDING

Double glazed window to side aspect, single panelled radiator, door to a useful storage cupboard and further doors leading off to...

## BEDROOM ONE

10' 2" x 9' 8" plus entrance recess (3.1m x 2.95m)

(17'0" maximum width) Double glazed window to rear aspect, single panelled radiator, fitted double wardrobe with sliding mirrored doors and a further door to...

## ENSUITE

5' 5" x 4' 5" (1.65m x 1.35m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, tiled shower cubicle having a chrome mixer style shower, recessed LED ceiling down lights and a useful shaver connection point.





## BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed window to front aspect and a single panelled radiator.

## BEDROOM THREE

6' 9" x 10' 9" maximum (2.06m x 3.28m)

Double glazed window to front aspect and a single panelled radiator.

## BATHROOM

6' 5" x 5' 10" (1.96m x 1.78m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath, attractive tiled splash back areas and recessed LED ceiling down lights.

## TO THE EXTERIOR

The property stands on a generous plot with low maintenance landscaped gardens with the front having artificial grass and a large side driveway providing ample off road parking and gated access to the rear garden. The rear garden has a large paved patio, artificial grass, feature slate chipped borders and fenced boundaries.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**SERVICE CHARGE:** We have been advised by the current vendors that the service charge which is payable every six months is currently £300 per annum.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

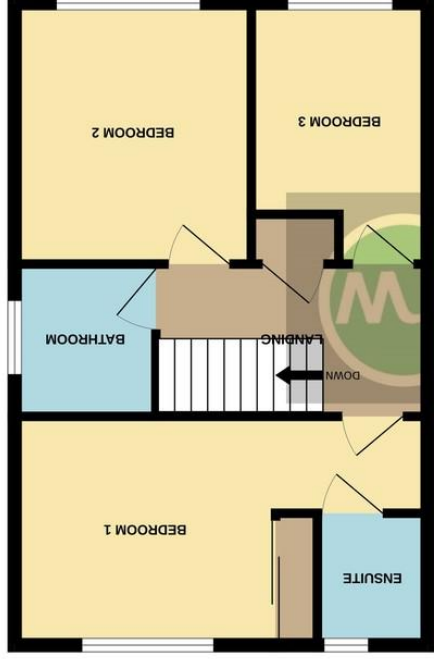
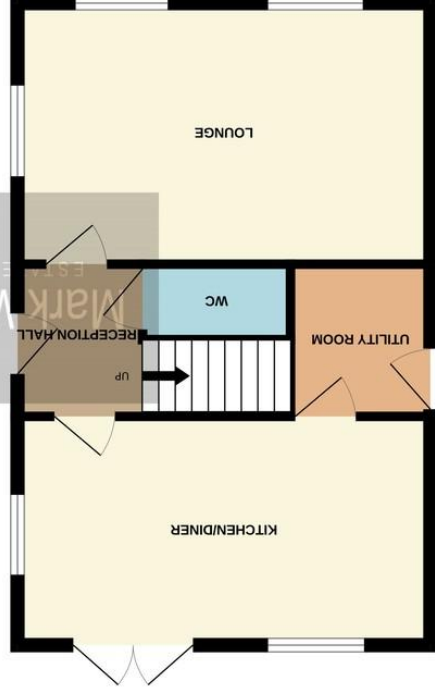
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Mon - Fri: 9:00am - 5:30pm  
Sat: 9:00am - 4:00pm



TOTAL FLOOR AREA: 897 sq. ft. (83.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	63
B (81-91)	82
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
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