

Mark
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estate agents



Oakfield Gardens
Atherstone
£469,950

*** A TRULY MAGNIFICENT DETACHED FAMILY HOME - MUCH IMPROVED & REFITTED - STUNNING ORANGERY ***. This is a beautifully positioned modern four bedroom detached family home located on this desirable small development in Atherstone and is presented to a show home standard throughout. Internal viewing is considered essential.

RECEPTION PORCH

Having a composite double glazed entrance door with double glazed side screens, attractive tiled floor and further opaque double glazed composite door leading to...

ENTRANCE HALL

Having a stunning oak/glass staircase leading off to the first floor landing, under stairs storage cupboard, tiled floor and oak doors leading off to...

GUEST WC 6' 9" x 3' 0" (2.06m x 0.91m)

Tiled floor, chrome radiator, extractor fan, low level WC, wash basin set in a useful gloss walnuteffect vanity storage unit, attractive tiling to full height with decorative border inset

LOUNGE 21' 5" x 10' 9" (6.53m x 3.28m)

Double glazed bay window to front aspect, two column style radiators, stunning feature fireplace with inset coal effect gas fire, double glazed bi-folding doors to the orangery and double opening oak doors to the kitchen/diner.

REFITTED KITCHEN/DINER 26' 3" x 10' 8" maximum (8m x 3.25m)

Recessed LED ceiling down lighters, double glazed windows to rear and side aspects, composite style double glazed door leading out to the rear garden, grey double panelled radiator, matching grey vertical radiator, tiled floor, extensive range of high quality matt grey two tone kitchen units, eye level Samsung electric oven and microwave combination, good sized centre island having a Samsung induction hob with stylish stainless steel hanging style extractor fan, integrated full height fridge and freezer, built in dishwasher, wine cooler, stunning granite work surfaces with matching up stands and window sills, feature LED lighting to the underside of the work surfaces, additional eye level feature lighting, double glazed French doors to the orangery and a useful internal door giving direct access to the double garage.

ORANGERY 19' 7" x 10' 9" (5.97m x 3.28m)

Attractive tiled floor with underfloor heating, double glazed bi-folding doors leading out to the rear garden, double glazed windows to side aspect, superb lantern style roof and recessed LED ceiling down lights.

FIRST FLOOR LANDING

Stunning oak/glass staircase, access to the roof storage space and doors leading off to...

BEDROOM ONE 13' 8" x 9' 8" (4.17m x 2.95m)

Double glazed window to rear aspect, single panelled radiator, extensive range of high quality Dove Grey coloured fitted bedroom furniture and a door to...

EN-SUITE 6' 6" x 6' 4" (1.98m x 1.93m)

Opaque double glazed window to side aspect, recessed LED ceiling down lighters with motion sensor, tiled floor, modern grey radiator, attractive tiled walls and tiled floor, low level WC, wash basin set in useful vanity storage unit and a good sized shower enclosure having a chrome mixer shower with rainfall style shower head.



BEDROOM TWO 11' 0" x 11' 6" (3.35m x 3.51m)

Double glazed window to front aspect, single panelled radiator and a range of high quality Dove Grey fitted bedroom furniture.

BEDROOM THREE 10' 10" x 8' 3" (3.3m x 2.51m)

Double glazed window to rear aspect, single panelled radiator and high quality Dove Grey fitted bedroom furniture.

BEDROOM FOUR 9' 7" x 6' 7" (2.92m x 2.01m)

Double glazed window to rear aspect and single panelled radiator.

LUXURY BATHROOM 9' 6" x 6' 4" (2.9m x 1.93m)

Opaque double glazed window to front aspect, recessed LED ceiling down lighters, chrome radiator, porcelain tiled floor, corner shower cubicle having a chrome mixer style shower, low level WC, freestanding bath with centre chrome mixer tap with shower head attachment, traditional style oak vanity unit with marble top having a ceramic wash bowl and chrome mixer tap, feature recessed oak effect shelving.

TO THE EXTERIOR

The property stands in magnificent gardens with the rear garden having a degree of privacy with a large porcelain paved patio, feature circular lawn with stoned borders, good sized decked area with summerhouse, timber storage shed and fenced boundaries. The front garden has also been landscaped to provide low maintenance with porcelain pavers and a good sized driveway providing off road parking and access to the double garage.

DOUBLE GARAGE 16' 1" x 15' 4" maximum (4.9m x 4.67m)

Having an electric up and over door, plumbing for a washing machine, further appliance spaces, wall mounted Baxi central heating boiler, power and light.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

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

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

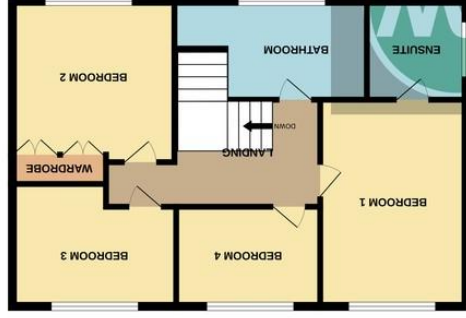
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TOTAL FLOOR AREA : 1739 sq.ft. (161.6 sq.m.) approx.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	88 D	
39-54	E		
21-38	F		
1-20	G		

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