

**Mark
Webster**
estate agents



Hatters Drive
Atherstone
£325,000

***** EXCELLENT POTENTIAL - SUPERB SPOT - POPULAR DEVELOPMENT ***.**
We are delighted to bring to market this spacious detached property which offers great potential to be the perfect family home. Briefly comprising: Through lounge/diner, kitchen, guest WC, three bedrooms, shower room, garage, rear garden and off road parking. Viewing is essential.

PORCH

Having a tiled floor and a door to...

ENTRANCE HALL

Stairs leading off to the first floor landing, door to a useful storage cupboard, single panelled radiator and further doors to...

LOUNGE/DINER

22' 1" x 11' 1" maximum (6.73m x 3.38m)

(10' 0" minimum width) Double glazed bay window to front aspect, two single panelled radiators and double glazed sliding doors giving access to the rear garden.

KITCHEN

7' 6" x 10' 4" (2.29m x 3.15m)

Double glazed window to rear aspect, door giving access to the rear garden, laminated wooden effect flooring, single panelled radiator, a range of tall, base and eye level kitchen units, electric hob, stainless steel sink and the following integrated appliances: Waist level single oven, fridge/freezer, washing machine, dishwasher.

GUEST WC

7' 4" x 2' 9" (2.24m x 0.84m)

Opaque double glazed window to side aspect, panelling to half height, heated towel rail, useful vanity storage with wash basin and a low level WC.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to roof space and doors leading off to...

BEDROOM ONE

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

Double glazed window to front aspect, single panelled radiator and fitted wardrobes.

BEDROOM TWO

10' 10" x 11' 9" maximum (3.3m x 3.58m)

(9' 10" minimum width) Double glazed window to rear aspect and a fitted wardrobe.



BEDROOM THREE

7' 10" x 11' 8" (2.39m x 3.56m)

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

SHOWER ROOM

7' 9" x 9' 8" maximum (2.36m x 2.95m)

(5' 2" x 7' 2" minimum) Opaque double glazed windows to rear and side aspects, door to a useful airing cupboard (with single panelled radiator), heated towel rail, single panelled radiator, a range of useful vanity storage with wash basin & low level WC and a corner shower enclosure with a mixer style shower over.

GARAGE

16' 3" x 8' 2" (4.95m x 2.49m)

Having an up and over door, wall mounted central heating boiler, power and light.

TO THE EXTERIOR

To the front of the property there is a slabbed driveway with a small lawn and side gated access to the rear garden. The enclosed rear garden has a block paved patio area with space for a greenhouse and storage shed. The rest is laid to lawn with planted 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.

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

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1ST FLOOR
466 sq.ft. (43.5 sq.m.) approx.



GROUND FLOOR
574 sq.ft. (53.4 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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