

Mark
Webster
estate agents



The Willows
Atherstone
£450,000

*** 3/4 BEDROOMS - SUPERB POSITION - EXTENDED TO THE REAR ***. We are delighted to bring to market this substantial detached family home which has been extended and improved throughout. The property boasts four bathrooms, large garden, rear extension and an excellent position with easy access to beautiful fields at the rear.

Set within a quiet and highly desirable cul-de-sac, this property is an exceptional three-bedroom detached family home that has been thoughtfully extended and beautifully maintained throughout. Offering an impressive blend of spacious living, stylish interiors, and versatile accommodation, this property is perfect for those seeking a home that combines comfort, practicality, and a touch of luxury.

As you approach, the property immediately makes a strong impression with its attractive double-fronted facade, generous block-paved driveway, providing ample off-road parking, and a detached single garage. Stepping inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home.

To the front, the main lounge provides a warm and inviting space for relaxation, featuring a large bow window that floods the room with natural light and a feature fireplace that adds a cosy focal point. From here, double doors lead into the spectacular open-plan kitchen, dining and living area, the true heart of the home. This superb space has been designed with modern family living in mind, offering a seamless flow that's perfect for both entertaining and everyday life.

The kitchen is fitted with an extensive range of sleek wall and base units complemented by solid wood worktops, a large central island and quality integrated appliances including a range-style cooker and American fridge-freezer. The layout allows plenty of room for a dining area, making it ideal for family meals or hosting guests. Beyond the kitchen, the stunning living area offers an additional reception space with vaulted ceilings, skylights, and French doors opening out onto the rear garden, a bright and tranquil spot to enjoy the garden views year-round. To the side of the property there is a further large conservatory which provides a tranquil getaway to enjoy the rest of the garden and also allows for an extra dining or entertaining area.

The ground floor also benefits from a fourth bedroom/home office, perfect for home working, hobbies, or a quiet reading nook, as well as a utility room and a modern ground-floor shower room with WC for added convenience.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom features fitted wardrobes and a contemporary en-suite shower room, while the second bedroom also enjoys its own private en-suite, ideal for guests or older children. The third bedroom is served by the stylish family shower room, complete with modern fittings and a clean, neutral decor.

Outside, the property boasts a delightful, secure, wrap around garden designed for family enjoyment. There is a spacious patio area ideal for outdoor dining, surrounded by well-tended borders, mature fruit trees, and plenty of privacy. Completing the garden is a summerhouse, storage shed and greenhouse. The perfect setting for relaxing or entertaining during warmer months. For those who enjoy gardening the property also offers a small allotment area with direct access to the garage.

The Willows is located on this popular and well-established development situated within the charming market town of Atherstone, a location that perfectly balances traditional character with modern convenience. Atherstone's picturesque high street offers a range of independent shops, cafés, and everyday amenities, while larger retail and leisure facilities can be found nearby in Tamworth and Nuneaton.



Families will appreciate the excellent selection of local primary and secondary schools, and for commuters, Atherstone train station is just a short distance away, providing direct links to Birmingham, Nuneaton, and London Euston. The area also enjoys superb road connections, with the A5, M42, and M6 easily accessible for travel further afield. Surrounded by beautiful Warwickshire countryside, the area offers an abundance of walking routes, parks, and outdoor spaces to explore, including the nearby Hartshill Hayes Country Park and Pooley Country Park. Whether you're looking for a peaceful place to raise a family or a well-connected home base, The Willows in Atherstone offers the perfect blend of lifestyle, location, and community.

LOUNGE - 16' 6" x 15' 3" (5.03m x 4.65m)

BEDROOM FOUR/HOME OFFICE - 13' 6" x 7' 5" (4.11m x 2.26m)

GROUND FLOOR SHOWER ROOM WITH WC - 7' 5" x 4' 7" maximum (2.26m x 1.4m)

UTILITY ROOM - 13' 2" x 8' 8" (4.01m x 2.64m)

KITCHEN AREA - 16' 4" x 17' 3" maximum (4.98m x 5.26m)

LIVING AREA - 15' 3" x 11' 0" (4.65m x 3.35m)

CONSERVATORY - 20' 6" x 14' 1" maximum (6.25m x 4.29m)

BEDROOM ONE - 11' 9" x 10' 3" (3.58m x 3.12m)

ENSUITE - 6' 2" x 4' 7" (1.88m x 1.4m)

BEDROOM TWO - 10' 0" x 14' 4" maximum (3.05m x 4.37m)

ENSUITE - 8' 8" x 8' 4" maximum (2.64m x 2.54m)

BEDROOM THREE - 11' 9" x 8' 1" (3.58m x 2.46m)

SHOWER ROOM - 7' 4" x 5' 2" (2.24m x 1.57m)

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 E. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.





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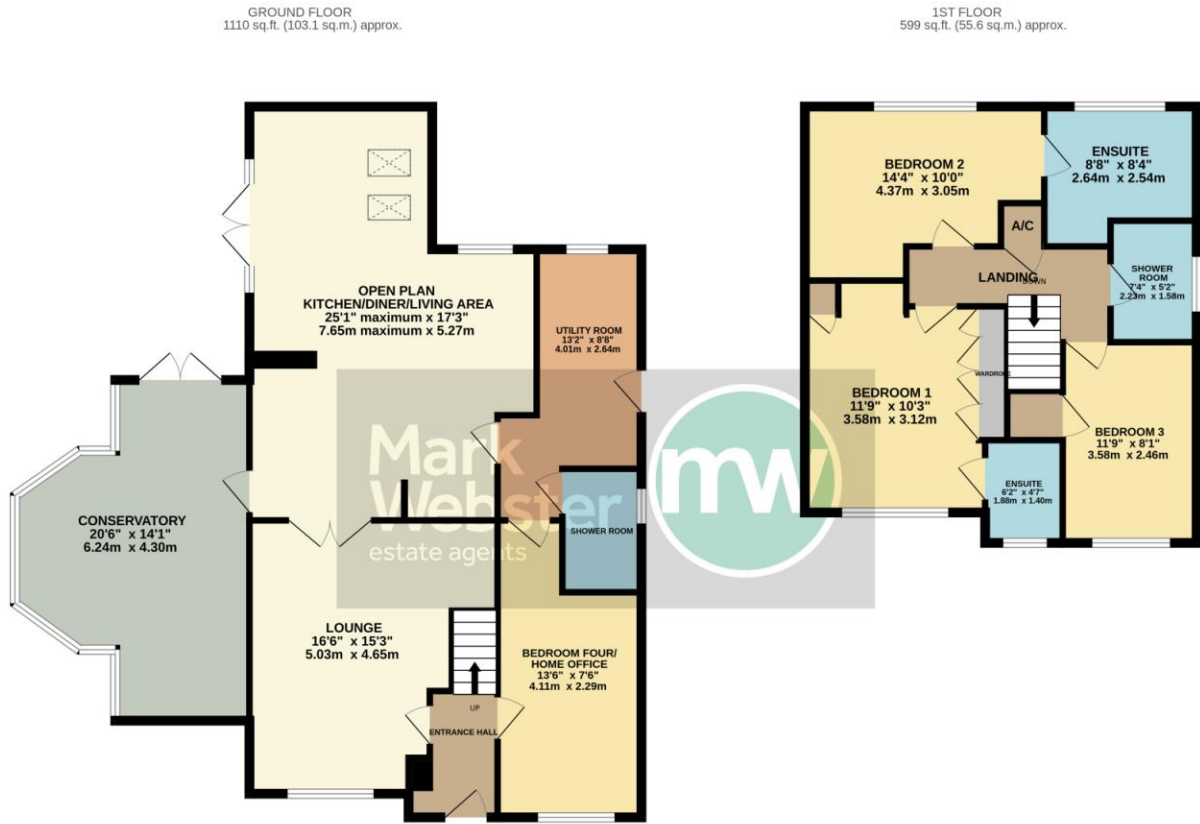
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm

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TOTAL FLOOR AREA: 1709 sq.ft. (158.8 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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