



## Choyce Close, Atherstone CV9 3AY Asking Price £350,000

Nestled in the tranquil Choyce Close, Atherstone, this splendid detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, including a master an ensuite bathroom, this property is designed to cater to modern living.

The heart of the home is a welcoming reception room, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to provide ample space for family gatherings and social occasions.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in today's busy world. The absence of a chain means that this delightful home is ready for you to move in without delay, allowing you to settle in and start making memories right away.

Choyce Close is a peaceful location, ideal for families, with local amenities and schools within easy reach. This property is not just a house; it is a place where you can truly feel at home. Don't miss the chance to view this exceptional offering in Atherstone.



#### Entrance via

Canopy porch with double glazed door with matching side glass leading into:

#### Hallway

4'8" x 5'3" (1.42m x 1.61m)

Wood effect laminate flooring, radiator, stairs rising to the first floor landing and door off leading into:

#### Lounge/Diner

24'4" x 11'0" (7.42m x 3.35m)

Wooden effect laminate flooring, power points, three central heating radiators, Upvc double glazed bay window to the front and double glazed sliding door to the block paved rear patio and sunken ceiling spotlights.

#### Kitchen

10'4" x 15'10" (3.15m x 4.83m)

Fitted with a matching range of wall mounted and base units with roll-edge worksurfaces, inset one and a quarter bowl sink unit with mixer tap, fitted electric over and induction hob, integrated appliances to include dishwasher, washing machine and fridge, ceramic tiled flooring, double glazed windows to the rear, double glazed door leading to the side, door to lounge / diner, two radiators, sunken ceiling spotlights and door to garage and understairs storage cupboard,

#### Landing

Double glazed window to the front, door to Storage cupboard, access to loft space and doors to:

#### Bedroom 1

12'6" x 10'11" (3.81m x 3.34m)

Double glazed window to the front, sliding mirrored door to built in wardrobe and sunken ceiling spotlight

#### En-suite

Double glazed window to the side, heated towel rail and fitted with a three piece suite comprising a tiled shower cubicle, wash hand basin with mixer tap, close-coupled w.c tiling to splashback areas, extractor fan and ceramic tiled flooring.

#### Bedroom 2

10'10" x 8'2" (3.29m x 2.50m)

Double glazed window to the front, radiator and sunken ceiling spotlight

#### Bedroom 3

8'5" x 10'0" (2.57m x 3.05m)

Double glazed window to the rear, radiator and sunken ceiling spotlight

#### Bedroom 4

8'8" x 8'2" (2.65m x 2.50m)

Double glazed window to the rear, radiator and sunken ceiling spotlight

#### Bathroom

Double glazed window to the rear, heated towel rail and fitted with a three piece suite comprising a panelled bath, wash hand basin with mixer tap and close coupled w.c, tiling to splashback area, extractor fan, ceramic tiled flooring and sunken ceiling spotlight

#### Garage

15'11" x 8'2" (4.85m x 2.50m)

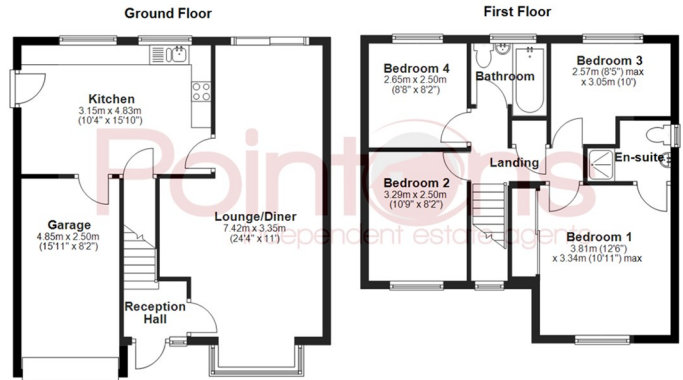
Up and over door, power and light, wall mounted combination boiler serving heating system and domestic hot water system

#### Outside

To the rear is an enclosed garden mainly laid to lawn with block paved patio and side pedestrian access. To the front is a driveway providing parking, access to garage and entrance

#### General Information

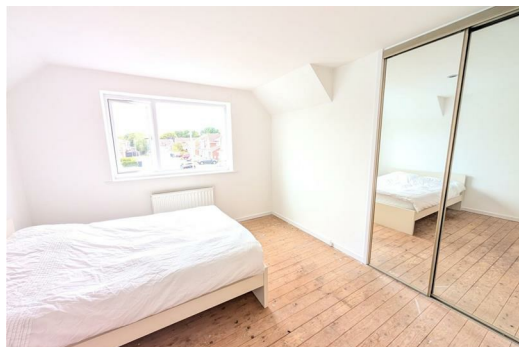
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band D and payable to North Warwickshire Borough Council.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
**NUNEATON**  
CV11 4AL  
**024 7637 3300**  
nuneaton@pointons-group.com

109 New Union Street  
**COVENTRY**  
CV1 2NT  
**024 7663 3221**  
coventry@pointons-group.com

74 Long Street  
**ATHERSTONE**  
CV9 1AU  
**01827 711911**  
atherstone@pointons-group.com

