



The Willows, ATHERSTONE

burchell
edwards



Property Description

We are pleased to offer for sale this four bedroom detached family home set in a popular cul-de-sac location. This property must be viewed to appreciate the size and standard of accommodation it has to offer, comprising of, reception hallway, a snug/office are, lounge, guest wc, utility room, refitted kitchen/diner/family room and leading to the dining room/ conservatory. upstairs there are four good size bedrooms with the master having an en-suite and further refitted family bathroom. large driveway to the front and low maintenance rear garden.

Front Garden

Driveway with off road parking.

Entrance Hallway

Under stairs storage cupboard, central heating radiator and wooden flooring.

Guest W.C

W.C, wash hand basin, central heating radiator and wooden flooring.

Snug

9' 10" x 7' 7" (3.00m x 2.31m)

Double glazed window to front elevation, central heating radiator and wooden floor.

Lounge

16' 5" x 12' 1" into recess (5.00m x 3.68m into recess)

Double glazed bay window to front elevation and central heating radiator.

Kitchen/ Family Room

23' 6" x 11' 3" (7.16m x 3.43m)

Double glazed window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted electric oven and hob, extractor, wine fridge, dishwasher, tiled floor, spotlights and central heating radiator.

Utility Room

Plumbing for washing machine and dishwasher.

Conservatory

12' 6" x 8' 9" (3.81m x 2.67m)

Double glazed windows to all elevations, double glazed doors to rear elevation, insulated roof and central heating radiator.

Landing

Loft access and airing cupboard housing central heating boiler.

Bedroom One

12' 1" into recess x 11' 8" into recess (3.68m into recess x 3.56m into recess)
Double glazed window to front elevation, central heating radiator and double fitted wardrobes.

En-Suite

Double glazed window to front elevation, shower cubicle with sliding glass door, W.C, wash hand basin, full height tiles and central heating radiator.

Bedroom Two

12' 2" x 8' 5" max into wardrobe (3.71m x 2.57m max into wardrobe)
Double glazed window to rear elevation, central heating radiator and fitted wardrobe.

Bedroom Three

11' 9" x 8' (3.58m x 2.44m)
Double glazed window to front elevation, central heating radiator and storage cupboard.

Bedroom Four

11' 5" x 8' 4" (3.48m x 2.54m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, double walk in shower with second shower attachment, wash hand basin, W.C, full height tiled walls, fully tiled floor and central heating radiator.

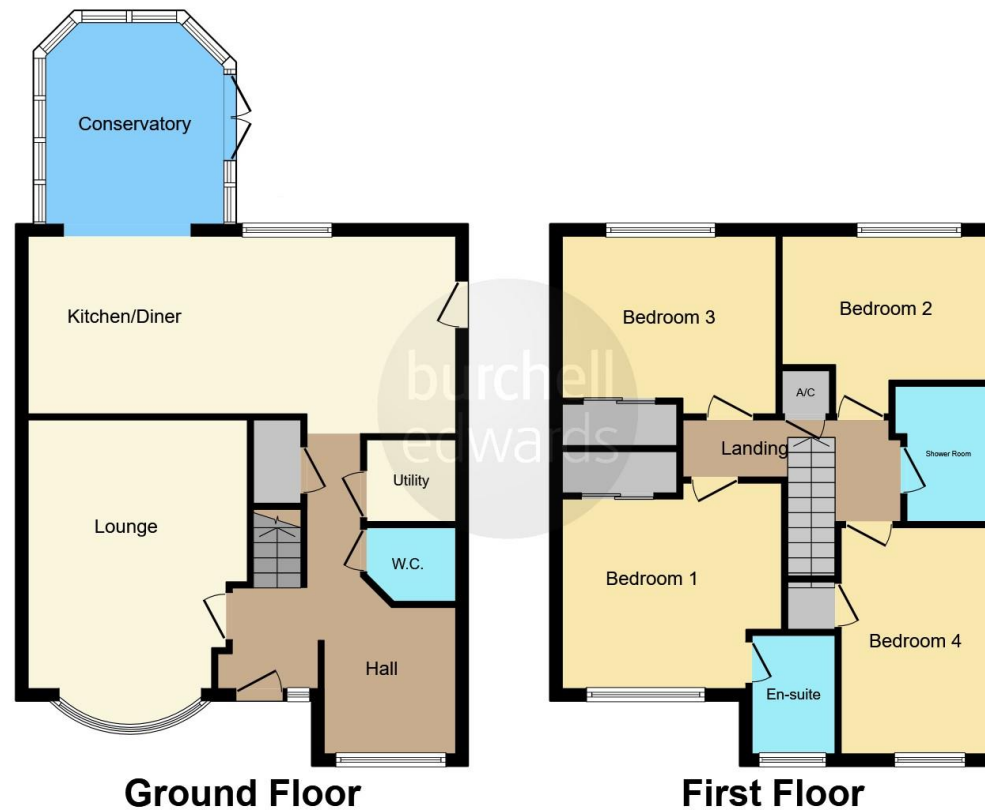
Rear Garden

paved patio, outside tap and side access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM205991



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