



Choyce Close, Atherstone

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Property Description

A delightful detached home with has been recently redecorated to create an ideal family home. The property features three bedrooms in addition to an en suite and a family bathroom.

Downstairs offers a welcoming entrance hall along with a guest W.C., lounge, dining room and a kitchen. There is also a useful garage space which is ideal for all important storage.

The garden is also a great feature of the home, being well looked after and private. Call us today for more information and to see inside!

Entrance Hallway

Door to front elevation, central heating radiator.

Guest W.C

Double glazed window to rear elevation, W.C, wash hand basin and central heating radiator.

Dining Room

9' 4" x 8' 10" (2.84m x 2.69m)
Double glazed French doors to rear elevation.

Lounge

16' 2" max to bay x 11' 7" max (4.93m max to bay x 3.53m max)
Central heating radiator.

Kitchen

9' 3" x 9' 10" (2.82m x 3.00m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit with a Bear Grills filtration system on the kitchen tap, gas hob, electric oven, cooker hood.



Bedroom One

11' 8" x 11' 4" max (3.56m x 3.45m max)
Double glazed window to front elevation,
central heating radiator and two built in
wardrobes.

En-Suite

Double glazed window to front elevation,
W.C, wash hand basin, walk in shower.

Bedroom Two

14' 2" x 8' (4.32m x 2.44m)
Double glazed window to rear elevation,
central heating radiator.

Bedroom Three

9' 3" x 8' 1" (2.82m x 2.46m)
Double glazed window to rear elevation,
central heating radiator and built in
wardrobes.

Bathroom

Double glazed window to rear elevation, W.C,
wash hand basin, freestanding bath.

Front Garden

Low maintenance front garden with spacious
driveway providing off road parking for
multiple vehicles.

Rear Garden

Slabbed decorative patio, laid to lawn, fencing
to all boundaries, covered storage, side
access to frontage and outside sockets.

Garage

16' 6" max x 8' 5" max (5.03m max x 2.57m max)
Door to front elevation, power and lighting.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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