



Choyce Close, Atherstone Warwickshire CV9 3AY Asking Price £399,950

Nestled in the tranquil cul-de-sac of Choyce Close, Atherstone, this impressive detached house offers a perfect blend of comfort and space. With four well-proportioned bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

As you enter, you are greeted by a charming porch that leads into a spacious through hall, setting the tone for the rest of the home. The layout is thoughtfully designed, allowing for both privacy and social interaction.

One of the standout features of this property is its corner position, which boasts a larger than average plot. This not only enhances the sense of space but also provides a lovely outdoor area for children to play or for hosting summer gatherings. Additionally, the property offers parking for up to five vehicles, a rare find that adds to the overall appeal.

Choyce Close is a peaceful location, perfect for those who appreciate a quiet neighbourhood while still being close to local amenities. This delightful home is a wonderful opportunity for anyone looking to settle in Atherstone, combining comfort, space, and convenience in one attractive package.



Entrance

Via double glazed entrance door with matching side panels leading into:

Porch

Ceramic tiled flooring, sunken spotlight, double glazed door with matching side panel into:

Entrance Hall

Double radiator, central heating thermostat, coving to ceiling, stairs to first floor landing with spindles, doors to:

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, corner wash hand basin with cupboard under, mixer tap and tiled surround and low-level WC, radiator, granite tiled flooring, coving to ceiling.

Lounge

17'9" x 11'11" (5.40m x 3.63m)

Double glazed bay window to front, living flame effect gas fire with feature surround and hearth, two double radiators, telephone point, TV point, coving to ceiling, opening to:

Dining Room

11'1" x 9'11" (3.39m x 3.03m)

Radiator, wooden laminate flooring, coving to ceiling, double glazed double doors to garden, door to:

Kitchen/Dining Room

11'7" x 10'10" (3.53m x 3.31m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, eye level electric fan assisted oven, four ring gas hob with pull out extractor hood over, double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling with ceiling spotlights, door to under-stairs storage cupboard and further door to:

Utility

9'5" x 5'4" (2.87m x 1.63m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for tumble dryer, double glazed window to rear, heated towel rail, ceramic tiled flooring, coving to ceiling, wall mounted boiler serving heating system and domestic hot water with heating timer control, double glazed door to side.

Landing

Access to loft space and door to airing cupboard housing hot water cylinder with linen shelving, further doors to:

Master Bedroom

14'3" x 12'2" (4.34m x 3.72m)

Double glazed window to front, two fitted double wardrobes with hanging rails and shelving, double radiator, coving to ceiling, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and heated towel rail, shaver point ceramic and tiling to all walls, obscure double window to front.

Bedroom

10'9" x 8'2" (3.27m x 2.50m)

Double glazed window to rear, built-in double wardrobe with hanging rail and shelving, radiator.

Bedroom

11'4" x 8'2" (3.46m x 2.48m)

Double glazed window to rear, built in wardrobe with hanging rail and shelving, radiator and coving to ceiling,

Bedroom

11'1" x 11'5" (3.39m x 3.47m)

Double glazed window to front, built-in wardrobe with hanging rail and shelving, radiator, coving to ceiling, double door, door to:

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over, mixer tap and glass screen, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, tiling to all walls, obscure double glazed window to rear, radiator, heated towel rail, ceramic tiled flooring, coving to ceiling.

Garage

Up and over door, power and light. Personal door leading back to the entrance hall

Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders, paved patio and summer house. To the side is a storage shed and potting shed. To the front is laid to stone chippings with tarmac driveway providing parking

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



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	61
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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