



Atherstone Road, Measham



4



2



2

£500,000



### Key Features

- Stunning Four-Bedroom Detached Property
- A Self-Contained One-Bedroom Annex Offering Flexibility for Extended Family Living
- Expansive Open-Plan Living Kitchen/Diner
- Spacious Lounge
- Snug / Home Office
- Three Double Bedrooms + Generous Single
- EPC rating C
- Freehold





Welcome to Atherstone Rd—a beautifully extended and renovated four-bedroom detached property nestled in Measham. This exquisite home perfectly marries traditional charm with contemporary elegance, featuring a stunning self-contained annex. This charming sanctuary effortlessly intertwines style and functionality, making it perfect for multi-generational living or generating rental income.

As you step through the inviting entrance hall, a sense of warmth envelops you. The spacious lounge, fitted with an elegant feature fireplace and rich oak-effect laminate floors, promises cosy evenings. A versatile snug or home office extends the living space. The heart of this home is a breath-taking, open-plan kitchen/diner that stretches over 30ft. It boasts sleek grey cabinets, luxurious quartz worktops, and bi-folding doors that flood the space with natural light, seamlessly connecting interior and the sun-drenched landscaped garden.

Upstairs, the master suite with a walk-in wardrobe and en-suite is a serene retreat. Three additional bedrooms share a chic family bathroom, complete with a roll-top bath and separate shower enclosure.

The annex stands as a private haven, the one-bedroom annex is a true highlight, masterfully designed to provide comfort and autonomy. It boasts an open-plan living space anchored by a chic and modern kitchen, well-equipped for culinary creativity. The spacious bedroom includes a sleek, en-suite wet room, ensuring privacy and convenience. An exclusive, decked patio area offers a tranquil escape, perfect for enjoying your morning coffee or relaxing afternoons.

Outside, the meticulously tended garden offers endless entertainment possibilities and tranquillity. With ample off-road parking, a generous garage/workshop, and secure gated access, this property is a splendid family oasis waiting for your personal touch. Call Daniel Mills for your private viewing today!

Nestled in the heart of the charming village of Measham, Atherstone Road offers more than just a wonderful home; it comes with the perks of a delightful community and a convenient location. Measham is rich in history, boasting a peaceful rural charm while being just a stone's throw away from essential amenities. The village has a selection of shops, cafes, and traditional pubs that cater to both daily needs and leisurely weekend outings, ensuring residents can enjoy both convenience and relaxation close to home.

For families considering the move, Measham is well-regarded for its educational offerings. The area is serviced by a range of local primary and secondary schools known for their commitment to providing quality education. Nearby, the beautifully maintained parks and playgrounds offer perfect spaces for children to enjoy outdoor activities, while also serving as scenic spots for picnics and community gatherings.

The location might appeal to those who need to commute or travel regularly. The property's proximity to major road networks, such as the A42 and M42, provides easy access to larger urban centres including Birmingham, Leicester, and Nottingham. This makes the commute straightforward for work or leisure activities even in bustling cities, without compromising the tranquillity of rural life.

In addition to its convenient transport links, the area is surrounded by picturesque countryside perfect for walking, biking, and enjoying nature. The National Forest is nearby, providing an excellent backdrop for outdoor enthusiasts, family adventures, and those who appreciate natural beauty.

## ACCOMMODATION

### ENTRANCE HALLWAY

SITTING ROOM 5.47m x 3.62m (17'11" x 11'11")

SNUG 3.48m x 2.33m (11'5" x 7'7")

OPEN LIVING KITCHEN 9.18m x 3.62m (30'1" x 11'11")

CLOAKROOM/W.C. 1.2m x 1.17m (3'11" x 3'10")

### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.62m x 3.18m (11'11" x 10'5")

EN-SUITE SHOWER ROOM 1.73m x 1.73m (5'8" x 5'8")

BEDROOM TWO 3.62m x 3.27m (11'11" x 10'8")

BEDROOM THREE 3.47m x 2.81m (11'5" x 9'2")

BEDROOM FOUR 2.58m x 2.1m (8'6" x 6'11")

FOUR-PIECE FAMILY BATHROOM 2.72m x 2.07m (8'11" x 6'10")

### ANNEX ACCOMMODATION

ANNEX LIVING | KITCHEN | DINER 5.34m x 4.73m (17'6" x 15'6")

ANNEX BEDROOM 2.8m x 2.33m (9'2" x 7'7")

ANNEX EN-SUITE SHOWER ROOM 2.11m x 1.31m (6'11" x 4'4")

GARAGE/WORKSHOP 4.76m x 3.64m (15'7" x 11'11")

### COUNCIL TAX BAND:-

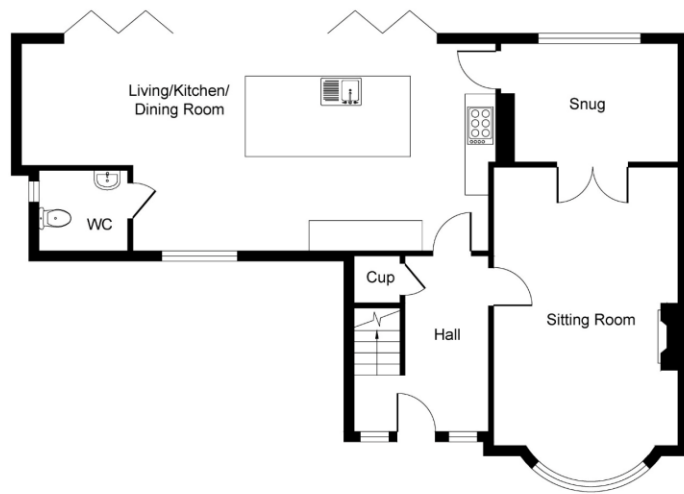
The property is believed to be in council tax band: D

### HOW TO GET THERE:-

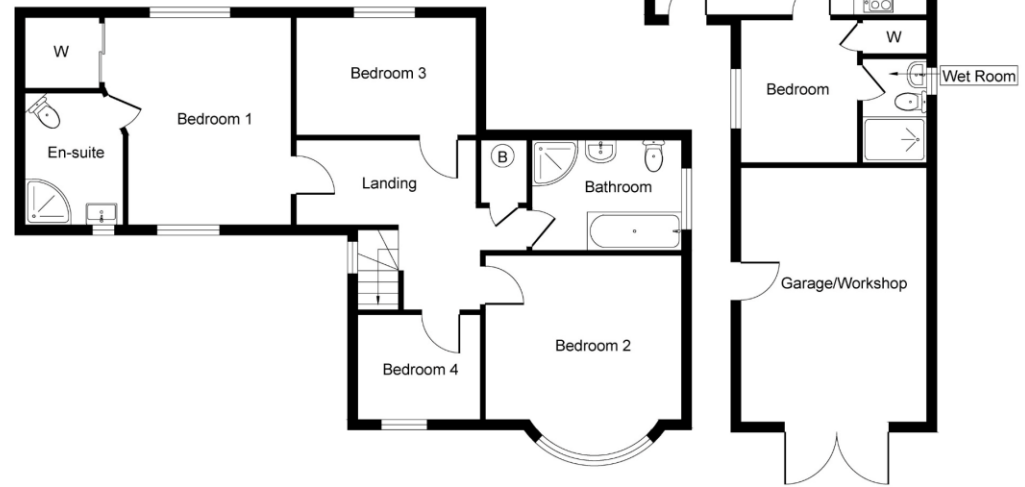
Postcode for sat navs: DE12 7EG

### PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



**Ground Floor**



**First Floor**

**Annex Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

