



Newlands Road, Baddesley, Ensor, ATHERSTONE

burchell
edwards

Newlands Road, Baddesley, Ensor, ATHERSTONE, CV9 2BZ

for sale
£650,000



Property Description

Set within a private and secluded position just off Newlands Road, this substantial detached residence offers over 3,300 sq ft of versatile family accommodation, perfectly suited to modern family living. Thoughtfully arranged over three floors, the property combines generous room proportions with flexible living space, all within a sought-after village setting.

The ground floor is centred around an impressive open-plan kitchen, dining and family room extending to almost 38ft in length, creating an ideal space for everyday family life and entertaining. Complementing this are two further reception rooms, providing excellent flexibility as formal living areas, a home office or playroom. A shower room and welcoming entrance hall complete the ground floor accommodation.

To the first floor are five well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities, together with a second en-suite bedroom and a family bathroom. A further staircase leads to the second floor where a large sixth bedroom provides an excellent guest suite, teenager's retreat or additional home-working space.

Externally, the property enjoys a private setting away from the road, offering a superb degree of privacy. The detached garage provides excellent storage and parking solutions, while the surrounding grounds create an attractive environment for family enjoyment.

Ground Floor

The property is entered via a welcoming reception hall, providing access to the principal ground floor accommodation and staircase to the upper floors. The heart of the home is the impressive Kitchen/Dining/Sitting Room, measuring approximately 37'5" x 19'5", creating a superb open-plan family and entertaining space. This room benefits from windows to two elevations, together with multiple external doors, allowing for excellent levels of natural light throughout the day and convenient access to the gardens.

The separate Lounge measures approximately 17'6" x 11'11" and enjoys a bay window to the front, creating a bright and comfortable reception room. A further Sitting Room of approximately 17'5" x 17'1" provides excellent versatility and benefits from a large window overlooking the frontage.

A useful ground floor shower room, cloakroom/WC and internal hallway complete the accommodation on this level.

First Floor

The first floor provides five well-proportioned bedrooms centred around a spacious landing. The principal bedroom benefits from its own en-suite shower room and windows overlooking the front elevation, creating a light and airy feel. Bedroom Two is another generous double bedroom with an en-suite shower room.

Bedrooms Three also boasts an en suite with bedrooms Five and Six being served by the well-appointed family bathroom.

Second Floor

The second floor is dominated by a fantastic space with some reduced head height. This space has roof windows to keep the space well lit and has been used as a bedroom,

office and hobby room.

Outside

The property offers ample off road parking in addition to the detached garage. A rear deck sits at the back of the home which offers a large lawn and pleasing views.

Note For Buyers

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

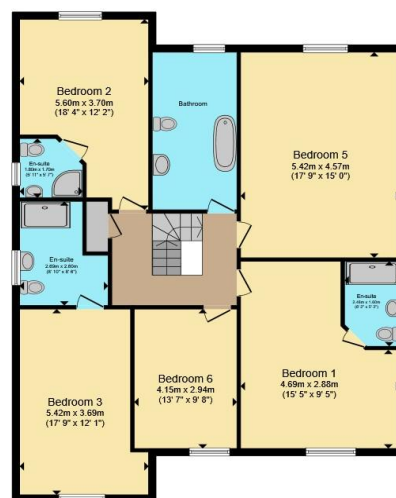




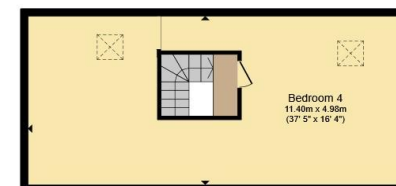




Ground Floor



First Floor



Second Floor

Total floor area 324.2 m² (3,490 sq.ft.) approx

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.propertybox.io



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1 Bolebridge Street
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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

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Property Ref: TAM207810 - 0004