



**Nuneaton Road, Atherstone  
Warwickshire CV9 1NN  
£395,000**

Pointons are pleased to offer for sale this traditional family home located in Mancetter with great transport links in reach and close to the market town of Atherstone. This four bedroom detached property must be viewed to appreciate the size of accommodation on offer. Briefly the property comprises of a spacious Reception Hall, Lounge, Dining Room, Breakfast Kitchen, Utility Area, Guest WC, Generous Landing, Four Good Sized Bedrooms, En-Suite Shower Room and Family Bathroom. This UPVC Double Glazed and Centrally Heated home has the benefit of gardens front and rear with mono blocked Driveway providing parking for several vehicles and Garage. With a Large Well Planned Rear Garden this is a property that must be seen.



**Reception Hall**

Having UPVC entrance, UPVC double glazed flush window, power points, wood effect laminate flooring, spindle staircase to the first floor landing and doors of which lead:

**WC**

Having a pedestal wash hand basin and low level WC. Wood effect laminate flooring and UPVC double glazed frosted flush window.

**Dining Room**

15'6" x 11'10" (4.73m x 3.60m)

Having wood effect laminate flooring, power points, central heating radiator and UPVC double glazed flush window

**Lounge**

18'5" x 11'10" (5.62m x 3.60m)

Having feature fireplace with inset living flame effect gas fire, UPVC double glazed flush window, power points, central heating radiator and Double glazed sliding doors to the rear patio.

**Kitchen/Breakfast Room**

11'9" x 11'10" (3.58m x 3.60m)

Having a stainless steel 1.5 bowl single drainer sink unit set in a rolled top work surface with a range of fitted units below. Adjacent matching rolled top work surface with a range of fitted units above and below. Flush fitted halogen hob with extractor hood above and built in oven/grill. Tiled splash backs to all work surfaces, power points, central heating radiator, pantry, wood effect laminate flooring, exit door to side elevation and UPVC double glazed flush window.

**Utility Area**

5'6" x 5'6" (1.67m x 1.67m)

Housing the central heating boiler and having power points and plumbing for domestic appliance.

**Landing**

Stairs to the first floor landing, having two UPVC double glazed flush windows, power points, loft access and doors off which lead:

**Master Bedroom**

17'11" x 10'5" (5.46m x 3.17m)

Having wood effect laminate flooring, power points, central heating radiator and UPVC double glazed flush window overlooking the rear garden.

**En-suite**

Having a suite comprising of separate shower cubicle with fitted shower, pedestal wash hand basin and low level WC.

**Bedroom 2**

11'7" x 11'5" (3.54m x 3.49m)

Having wood flooring, power points, central heating radiator and UPVC double glazed flush window.

**Bedroom 3**

8'4" x 9'11" (2.54m x 3.03m)

Having wood flooring, power points, central heating radiator and UPVC double glazed flush window overlooking the rear garden.

**Bedroom 4**

8'7" x 8'10" (2.61m x 2.70m)

Having power points, central heating radiator and UPVC double glazed flush window overlooking the rear garden.

**Family Bathroom**

Having a suite comprising of a panelled bath having shower mixer taps, pedestal wash hand basin and low level WC. Tiled splash backs, wood effect laminate flooring and UPVC double glazed frosted flush window.

**Garage**

17'8" x 10'2" (5.38m x 3.10m)

Having wooden double doors, power points and flush window.

**Outside**

The property has the benefit of a mono block drive way to the front. The rear being three tiered with patio and fishpond with step down to lawn and further tier down to stone area with inset timber decking. The rear garden is well stocked with a variety of well established plants, shrubs and trees.

**Tenure**

We are advised the property is FREEHOLD

**General**

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.



Total area: approx. 149.4 sq. metres (1608.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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