



**Flint Close, Atherstone
CV9 3AN
Asking Price £365,000**

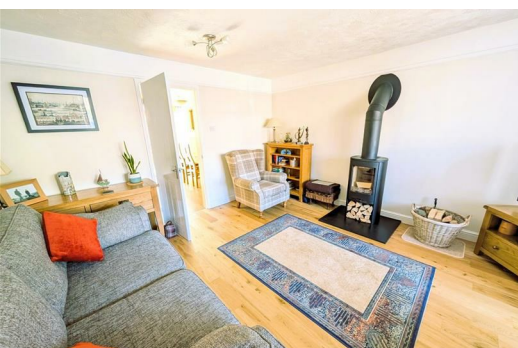
Nestled in a tranquil cul-de-sac, this charming detached family home offers a perfect blend of comfort and space. The property spans an impressive 1,206 square feet, providing ample room for family living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The cosy log burner adds a warm touch, making the living space particularly inviting during the colder months. The home boasts four well-proportioned bedrooms, ensuring that there is plenty of space for family members or guests.

With two bathrooms, morning routines are made easy, accommodating the needs of a busy household. The generous garden is a delightful feature, offering a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air.

Parking is a breeze with space for up to four vehicles, making it convenient for families with multiple cars or visitors. This property is not just a house; it is a home that promises comfort and a sense of community in a peaceful setting.

If you are seeking a spacious family residence in a quiet location, this delightful home on Flint Close is certainly worth considering.



Hall

Having composite entrance door and storm canopy, stairs to the first floor landing, real wood flooring and door off which leads:

Living Room

13'11" x 13'1" (4.24m x 3.99m)

Having free standing modern design log burner, real wood flooring, central heating radiator, Upvc double glazed bay window, power points and door to:

Dining Room

9'7" x 8'11" (2.92m x 2.72m)

Having solid wood flooring, power points, central heating radiator, door to fitted kitchen and double glazed sliding door to:

Conservatory

10'8" x 8'1" (3.25m x 2.46m)

Having ceramic tiled floor, power points, Upvc double glazed windows and Upvc double glazed French doors to the rear garden.

Fitted Kitchen

9'7" x 9'5" (2.92m x 2.87m)

Having a single drainer sink unit set in a wood effect work surface with integral dishwasher and fitted units below. Adjacent matching work surface with a flush fitted stainless steel five ring gas hob and extractor hood above. Built in oven/grill, fitted units above and below. Further matching work surface with a range of fitted units above and below. Tiled splash back to work surfaces, ceramic tiled floor, central heating radiator, power points, recessed pantry, Upvc double glazed flush window and door to:

Utility

6'2" x 5'6" (1.88m x 1.68m)

Having wood effect work surface with a range of fitted units above and below, space and plumbing for domestic appliance, Ceramic tiled flooring, Upvc double glazed flush window and Upvc double glazed door to the rear garden. Door to:

Guest WC

being tiled and having a white suite comprising of a wash hand basin set in a vanity unit and low level WC. Upvc double glazed frosted flush window.

Landing

Stairs to the first floor landing having airing cupboard, power poin, loft access and doors off which leads:

Master Bedroom

9'9" x 13'1" (2.98m x 3.99m)

Having recessed wardrobe with sliding mirrored doors, central heating radiator, power points, Upvc double glazed flush window and sliding door to:

En-suite Shower Room

Being extended and having a white suite comprising of a walk in shower cubicle with fitted shower, wash hand basin set in a vanity unit and low level WC. Tiling to wet areas, centrally heated towel rail and Upvc double glazed frosted flush window.

Bedroom 2

9'3" x 7'8" (2.82m x 2.34m)

Having recessed wardrobe with sliding mirrored doors, central heating radiator, power points, Upvc double glazed flush window overlooking the rear garden.

Bedroom 3

9'6" x 7'11" (2.90m x 2.41m)

Having wardrobe with sliding mirrored doors, central heating radiator, power points, Upvc double glazed flush window.

Bedroom 4

7'8" x 7'11" (2.34m x 2.41m)

Having recessed wardrobe with sliding mirrored doors, central heating radiator, power points, Upvc double glazed flush window overlooking the rear garden.

Bathroom

Being refitted and having a white suite comprising of a panelled bath with fitted shower above, pedestal wash hand basin and low level WC. Tiled to wet areas, centrally heated towel rail and Upvc double glazed frosted flush window.

Outside

The property has the benefit of generous gardens to the front and rear. The front having a block paved driveway providing parking for three vehicles, easy to maintain slate borders, access to the integral garage and side trades entrance to the rear. The rear that flows to the side has two block paved patio's, lawn, and timber sheds.

Garage

16'7" x 7'11" (5.06m x 2.41m)

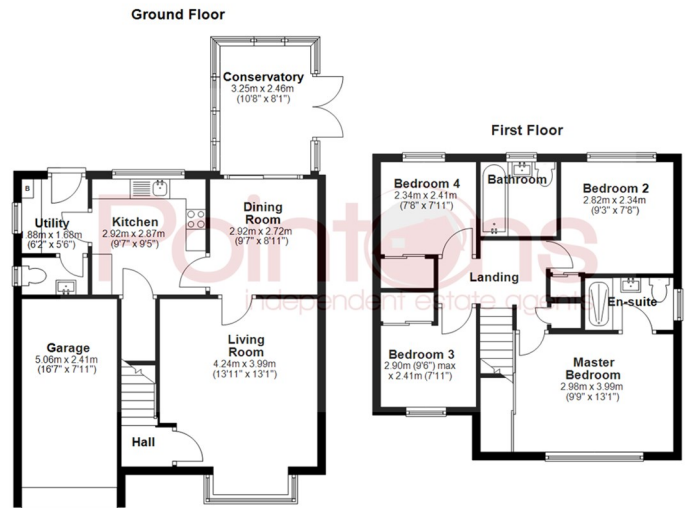
Having power points and up and over door.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is D payable to NWBC, EPC rating D.

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.



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		66	80
(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 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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