



Maple Close, Atherstone CV9 2FX

Asking Price £290,000

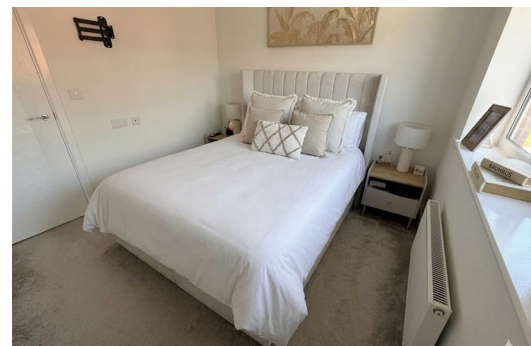
Freehold - North Warwickshire Borough Council Band: C - EPC: B

Nestled in the charming area of Maple Close, Atherstone, this nearly new semi-detached house, built by the reputable JS Bloor in 2024, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a master suite complete with an ensuite shower, this property is ideal for families or those seeking extra space.

The ground floor features a welcoming hallway and the reception room provides a versatile space for relaxation or entertaining guests. Additionally, a convenient guest cloakroom enhances the practicality of the layout. The heart of the home is the kitchen diner, complemented by a beautifully landscaped rear garden, perfect for outdoor gatherings or simply enjoying a quiet moment in nature.

Parking is a breeze with space for two vehicles, ensuring that you and your guests can come and go with ease. The property is presented in excellent condition, showcasing contemporary design and finishes that cater to modern lifestyles.

This delightful home in Atherstone is not just a place to live; it is a sanctuary that offers comfort, style, and convenience. With its prime location and thoughtful features, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to upgrade, this property is sure to impress.



Entrance

Via canopy porch, with double glazed entrance door leading into:

Entrance Hall

Radiator, stairs to first floor landing and door to:

Lounge

14'5" x 12'2" (4.39m x 3.71m)

Double glazed window to front, two radiators, telephone point, TV point, contemporary panelled walls to half height, central heating thermostat and door to under-stairs storage cupboard and further door to:

Kitchen/Dining Room

12'10" x 11'11" (3.90m x 3.62m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, eye level electric fan assisted oven, four ring gas hob with extractor hood over, radiator, double glazed French style double doors to garden, archway through to:

Utility Area

6'2" x 4'4" (1.88m x 1.31m)

Fitted base unit with worktop over, plumbing for washing machine, wall mounted combination boiler serving heating system and domestic hot water, door to:

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, tiled splashback and radiator.

Landing

Access to loft space, spindle balustrade and doors to:

Master Bedroom

9'7" x 11'5" (2.92m x 3.48m)

Double glazed window to rear, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, tiled splashback, obscure double glazed window to rear and double radiator.

Bedroom

11'8" x 7'8" (3.56m x 2.34m)

Double glazed window to front and radiator,

Bedroom

11'5" x 8'10" (3.48m x 2.68m)

Double glazed window to front, radiator, door to:

Wardrobe

With hanging rail

Bathroom

Three piece comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point and obscure double glazed window to side

Outside

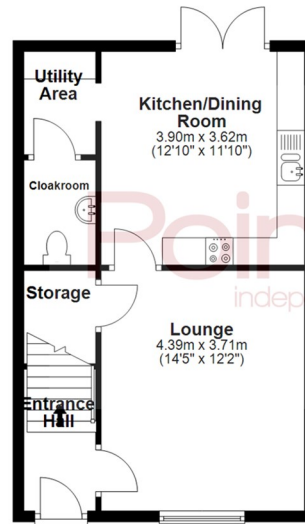
To the rear is an enclosed garden being landscaped by the current vendor,

mainly laid to lawn with paved patio, and feature pebbled areas, raised shrub beds, side pedestrian access leading to the side where there is parking for two vehicles and an electric vehicle charge point. To the front is mainly laid to lawn, with a shrub hedge and wrought iron fencing

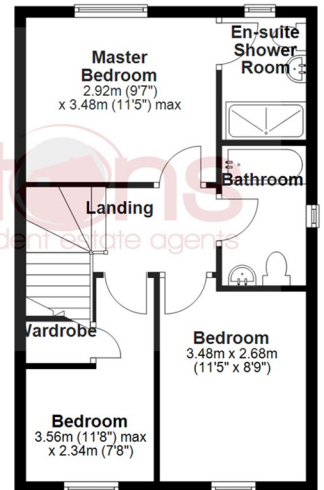
General Information

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 is band C payable to North Warwickshire Borough Council

Ground Floor



First Floor



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		
(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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