



**3 Bedroom House - Detached
located on Mill View Gardens,
Atherstone
Offers In The Region Of £429,950**

 **UP Estates**



3



2



2



B

Offers In The Region Of

- RARE NEW BUILD BUNGALOW WITH NO WORK REQUIRED!
- THREE BEDROOMS - ONE GROUND FLOOR, TWO FIRST FLOOR
- OPEN PLAN LIVING KITCHEN DINER
- ORANGERY STYLE GARDEN SITTING ROOM OVERLOOKING GARDEN
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- BEAUTIFUL SOUTH FACING NON OVERLOOKED LANDSCAPED REAR GARDEN
- FORMAL SEPERATE LOUNGE WITH DIMPLEX FIREPLACE
- UPSTAIRS & DOWNSTAIRS BATHROOM
- QUIET NO THROUGH ROAD ON A SMALL DEVELOPMENT
- BESPOKE CRAFT DEVELOPER BUILT DORMER BUNGALOW

BEAUTIFUL SMALL DEVELOPMENT DORMER BUNGALOW - THREE BEDROOMS - GARAGE & DRIVEWAY PARKING - NON OVERLOOKED LANDSCAPED SOUTH FACING REAR GARDEN - IDLYLIC SEMI RURAL LOCATION Not too many of these around - a nearly new bungalow on a quiet, no through road - NO WORK REQUIRED, READY TO MOVE INTO AND MODERN BUILT WITH WARM UNDERFLOOR HEATING. This property has been lovingly improved by the current owners and is found to a quality standard throughout, including: Internal oak doors throughout, underfloor heating, Ohme EV charging point and timber workshop shed with hydrolic bench and greenhouse to name just a few! There is a maintenance charge for the street which is circa £400 per annum at present. All fitted lights will stay and be included in the sale.

Situated on a quiet no through road, with sprawling countryside all around and on the edge of the lovely village of Austrey. CHECK OUT THE FLOORPLAN to appreciate the size and flexibility of the accommodation on offer which includes a rear Orangery style Garden/Sitting room extension.





ROOMS OVERVIEW

Ground Floor Bedroom - featuring a window blackout blind & fitted white contemporary shutter

Formal Lounge - Having a feature dimplex optimist fire set in granite surround and bi-folding doors opening to the rear garden

Kitchen - Featuring a range of primarily base fitted units with solid wood worktops and integrated x2 carousel corner units, NEFF steam oven, microwave and grill, BOSH washing machine & fridge.

Hall - Having built in storage cupboard and stairs rising to the first floor and internal door access to garage

Ground Floor Bathroom - Having a venetian blind, water filter to shower head and impressive

Orangery/Garden Room/Sitting Room - with underfloor heating, pitched roof and lovely outlook to the rear garden

Landing - with built in storage cupboard and access to all three upstairs rooms

Upstairs Double Bedroom - having two velux style windows

Upstairs Shower Room - Having enclosed double shower cubicle and velux style window

Upstairs Single Bedroom - Currently used as a study and with two velux style windows

Integral Garage - Single garage with electric door, power and lighting, shelving and storage, and Samsung Fridge/Freezer and Tumble Dryer

Outside - Maturing landscaped south facing rear garden with a host of shrubbery, flowers and lovely non overlooked position, two seating areas, patio, artificial lawn and of a well proportioned size for a recently built property.

IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in





accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



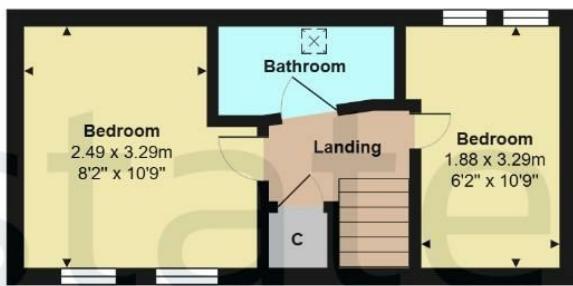
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Mill View Gardens, Austrey, Atherstone





Total Area: 116.3 m² ... 1251 ft² inc Garage & Garden Room

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790