



St Peters Avenue
Wetherley
£325,000

*** EXTENDED DETACHED HOME - BEAUTIFULLY PRESENTED - SOUGHT-AFTER VILLAGE LOCATION ***. For sale with MARK WEBSTER estate agents is this much-improved three-bedroom detached home, offering spacious accommodation, a stunning garden room, garage, driveway and beautifully maintained garden. Early viewing is highly recommended.

Property Description

Situated within the highly regarded village of Witherley, this beautifully presented and much-improved three-bedroom detached home offers generous, extended accommodation ideal for families seeking a home ready to move into. With a driveway, garage and exceptionally cared-for garden, this is a property that must be viewed to be fully appreciated.

The accommodation begins with an entrance hall, with stairs rising to the first floor and access to a useful guest WC. To the front, the spacious lounge enjoys wooden-effect laminate flooring and a gas fire, creating a comfortable setting for everyday living. A door leads through to the kitchen, while sliding doors open into the impressive garden room.

The modern kitchen is fitted with a range of units and incorporates a 'Neff' single oven, induction hob, integrated washing machine and integrated fridge. A side door provides further access outside.

Undoubtedly an excellent feature, the rear garden room creates a wonderful additional living space. Its vaulted ceiling, two skylight windows and abundance of natural light give the room a bright and airy feel, while double doors open directly onto the garden.

To the first floor are three double bedrooms, each benefiting from built-in storage/wardrobe space. The family bathroom is well appointed with both a bath and separate shower enclosure, together with vanity storage, wash basin and WC.

Outside, the rear garden has been exceptionally well cared for and offers a lovely setting for relaxing or entertaining. There are multiple seating areas and patios, beautifully planted borders, a good-sized central lawn and an attractive decorative centrepiece. A storage shed sits to the side. To the front, a generous block-paved driveway provides access to the garage, with a side gate leading through to the garden.

Witherley is a popular village location, surrounded by attractive countryside while still offering convenient access to nearby towns including Atherstone and Market Bosworth. The village is well placed for buyers wanting a quieter setting without feeling disconnected from everyday amenities.

The location is particularly appealing to families and commuters, with local road connections providing access to the wider Midlands. Witherley offers a welcoming community feel and an excellent balance between village living and practical convenience.



GUEST WC 4' 8" x 2' 8" (1.42m x 0.81m)

LOUNGE/DINER 18' 2" x 12' 6" maximum (5.54m x 3.81m) (15' 0" x 8' 7" minimum)

KITCHEN 7' 1" x 11' 2" (2.16m x 3.4m)

GARDEN ROOM 9' 2" x 13' 8" (2.79m x 4.17m)

BEDROOM ONE 10' 1" x 12' 8" maximum (3.07m x 3.86m) (10' 7" minimum width)

BEDROOM TWO 10' 1" x 8' 1" (3.07m x 2.46m)

BEDROOM THREE 7' 9" x 13' 4" maximum (2.36m x 4.06m) (4' 8" x 10' 1" minimum)

BATHROOM 7' 9" x 5' 6" plus shower recess (2.36m x 1.68m)

GARAGE 16' 2" x 8' 3" (4.93m x 2.51m)

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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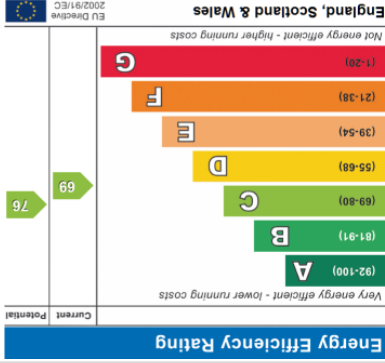
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

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