

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Ratcliffe Road  
Atherstone, CV9 3NX

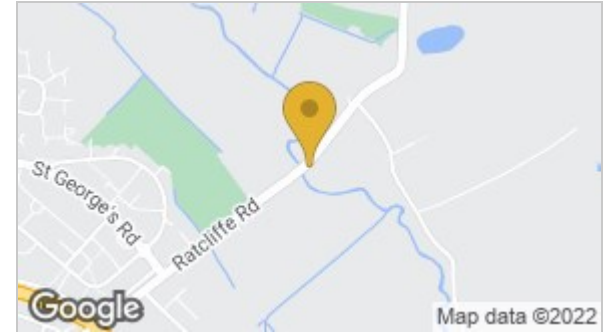
£799,950

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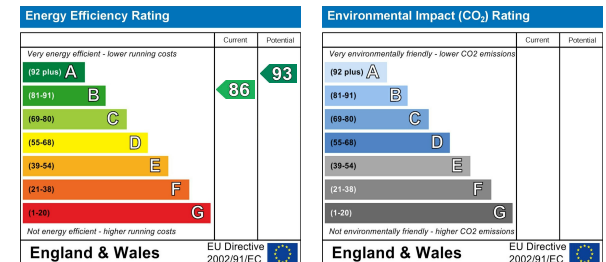
# Ratcliffe Road, Atherstone, CV9 3NX

Loveitts Estate Agents are proud to present this fabulous detached executive home located with in a small secure gated development having approximately 2/3 of an acre of grounds with delightful views over open fields. The property has been finished to the highest standard and in brief accommodates entrance hall with oak staircase to the first floor and cloakroom W.C. Spacious lounge/dining room with bi folding patio doors leading onto the patio area. Fully fitted kitchen/family room with the kitchen being fitted with a range of high quality units with granite worktops and integrated appliances. The family area has two sets of bi folding patio doors leading out onto the patio. Utility room which is also fitted to a high standard with granite worktops. First floor landing having skylights, storage cupboard and provides access to four good size bedrooms which all have double glazed skylights. The master bedroom has a walk in wardrobe/dressing room and a luxurious en suite shower room fitted with a high quality suite including a double shower cubicle. In the third bedroom there is a range of fitted wardrobes including drawer and shelving units. The Family bathroom is fitted with a luxury high quality suite and also includes a separate shower cubicle. The property also benefits from a number of features including security alarm, CCTV system and audio system throughout the property. Other benefits include air source heat pump heating system and double glazing. Outside there is a large garden being in the region of 2/3 of an acre with open views. There is also parking for vehicles and access to a double garage located to the rear of the property. Internal viewing is highly recommended to fully appreciate everything this property has to offer for modern family living.

## Area Map



## Energy Efficiency Graph



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