



QUARRY ROAD

SOUTHAM, CV47 0NB

£460,000
FREEHOLD

Set on the brow of the highly desirable market town of Southam, is this spacious and beautifully presented four-bedroom detached family home. With a wealth of space and versatility on offer, this lovely home has much to offer its next owners.

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- Immaculately presented
- Four bedrooms
- Ensuite to main bedroom
- Utility room
- Garage
- Enclosed rear garden
- Kitchen/diner
- Downstairs study



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Upon entering the property, you are welcomed into an inviting, central entrance hallway that leads off to all other rooms within the home.

The lounge is located at the rear of the property and offers the perfect spot to relax of an evening, as well as offering access to the garden via French doors. This lovely space boasts modern living with hints of character.

Covering the depth of the property is the kitchen/diner which is certainly the heart of the home. The kitchen is immaculately presented and is inclusive of a range of shaker style wall and base units. This room further benefits from an integrated five ring gas hob, double oven, fridge, freezer, and dishwasher. This great space also offers space for a large family dining table. Leading off the kitchen is a very convenient utility space that includes an integrated washing machine and extra wall and base units.

This lovely home also benefits from a downstairs w/c and a second reception room at the front of the property which is currently being used as a study.

Leading upstairs this lovely home comprises of four bedrooms, an ensuite shower room and a family bathroom.

The main bedroom is located at the front of the home and is a large double room that benefits from the luxury of an ensuite shower room and built in wardrobes.

Bedrooms two and three are also good sized double rooms. With bedroom four being a single bedroom at the rear of the property.

The family bathroom is conveniently placed between all bedrooms and is finished with a modern tiled suite that is inclusive of a shower over the bath.

Leading outside this wonderful property has a low maintenance, rear garden that is laid mainly to lawn with a patio area covered by a feature pergola. With mature borders, this fantastic space is perfect for alfresco dining in the Summer months.

This beautiful family home also benefits from a garage with electrics, double glazing throughout, gas central heating and off-road driveway parking.

Surrounded by the South Warwickshire Countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: E

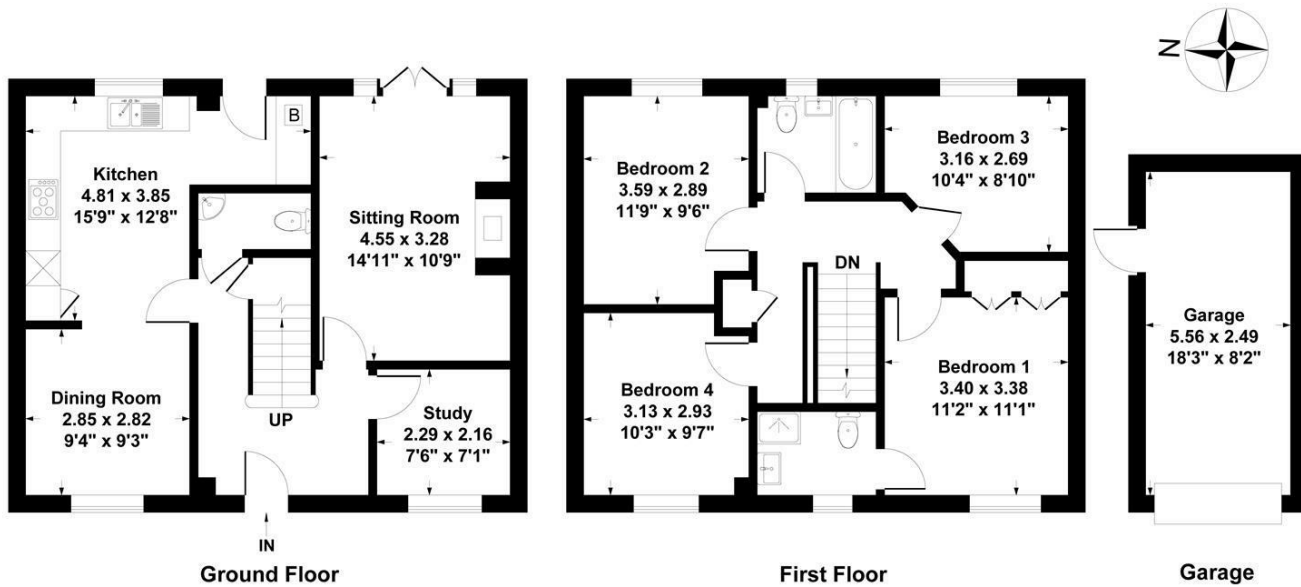
EPC: B

Maintenance charge: £242.20 per annum



QUARRY ROAD





Ground Floor Approx Area = 57.21 sq m / 616 sq ft
 First Floor Approx Area = 57.21 sq m / 616 sq ft
 Garage Approx Area = 13.84 sq m / 149 sq ft
 Total Area = 128.26 sq m / 1381 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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