



CHAPEL STREET

BISHOPS ITCHINGTON, CV47 2RB

£625,000
FREEHOLD

This spacious and extended, five-bedroom detached bungalow is in the popular village of Bishops Itchington, close to local amenities with easy access to the M40, Banbury, Warwick and Leamington Spa, this great home has much to offer its next owners.

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- Five bedrooms
- Extensive rear garden
- Two bathrooms
- Detached double garage
- Off road parking for several vehicles
- Popular village location
- Side extension
- Two open fires



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Upon entering the house, you are welcomed into the entrance hallway that leads to all other rooms within the home.

At the front of the property, you will find the lounge/diner that is complete with a large bay window, open fire and stone fireplace. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing with the family.

Also located at the front of the property is the versatile second reception room with dual aspect windows and open fire.

Leading towards the rear of the property, accessed through the second reception room is a home office that would also lend itself perfectly as a fifth bedroom. This lovely space benefits from sliding patio doors allowing access into the extensive rear garden.

The kitchen is located at the rear of the home with views across the rear garden. This wonderful room benefits from wall and base units with further space for a freestanding cooker and fridge freezer. This lovely room is flooded with natural light and provides a bright and airy space.

The utility room is conveniently located next to the kitchen and is fitted with a further base unit, sink, space for white goods and also offers access to the rear garden via a single door.

Leading through the utility is the second of two bathrooms that is partially tiled and is complete with bath, pedestal wash basin and w/c.

The main bedroom is located at the front of the home and is a generous sized double room that benefits from built in wardrobes.

Bedroom two is located at the rear of the home and is also a very generous sized double room benefitting from a built-in wardrobe and views over the rear garden.

Bedrooms three and four are both dormer bedrooms and are located on the first floor. Both are double rooms with built in eaves storage. Bedroom

four further benefits from an ensuite complete with bath, pedestal washbasin, w/c and large windows flooding the room with natural light.

The family shower room is a partially tiled suite inclusive of a shower cubicle.

Leading outside, this lovely home is complimented with a great sized, enclosed rear garden comprising of 1/3 of an acre. Laid mainly to lawn with mature shrubs, various fruiting trees and flowering bushes.

The detached double garage is accessed via the driveway with double up and over doors, inclusive of electrics it provides a versatile storage space. It also offers a wealth of additional uses including potential development (STPP) and would also make a great home gym or workshop.

The driveway offers further off-road parking for several vehicles and a front garden with a mix of lawn and shrubbery.

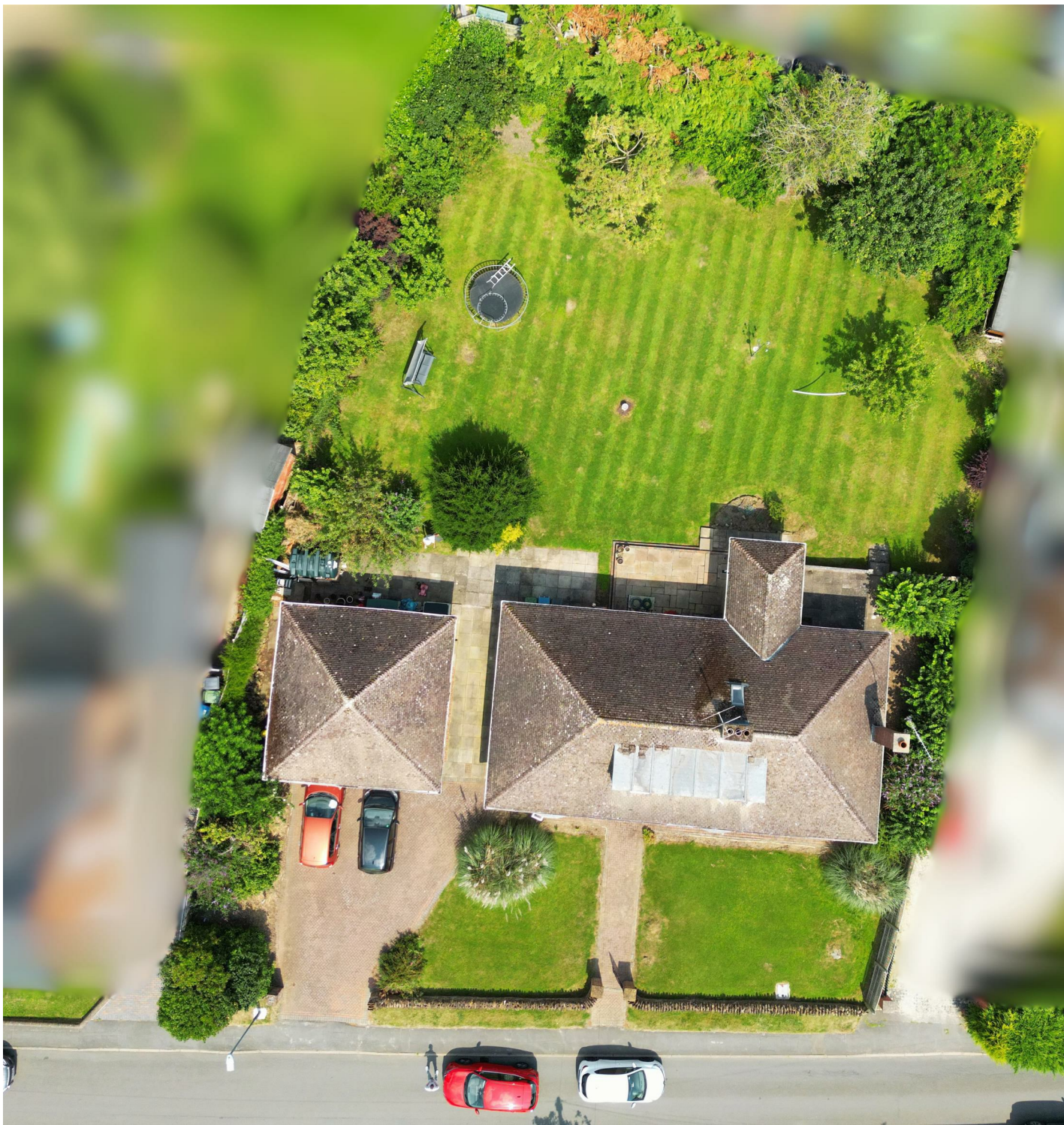
This beautiful family home further benefits from oil central heating, LPG for cooking, double glazing throughout, additional cavity wall and loft insulation and a wealth of amenities on its doorstep.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: F

EPC: E



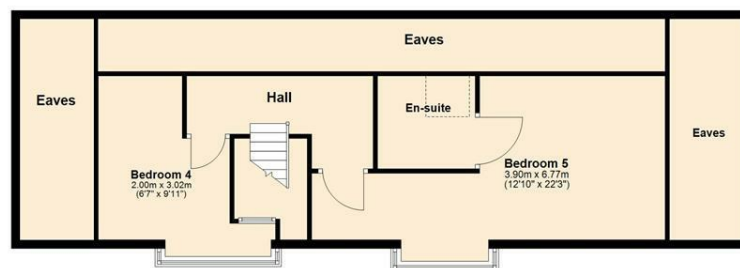
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Ground Floor
Approx. 204.4 sq. metres (2199.9 sq. feet)



First Floor
Approx. 86.4 sq. metres (930.0 sq. feet)



Total area: approx. 290.8 sq. metres (3129.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(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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