



COX CRESCENT, LONG ITCHINGTON

SOUTHAM, CV47 9AE

GUIDE PRICE £349,950
FREEHOLD

Set at the heart of the beautiful village of Long Itchington, is this immaculately presented three-bedroom, linked-detached home. With a generous amount of space on offer and many local amenities nearby, this wonderful home has much to offer its new owners.

COX CRESCENT

- Three bedrooms • Link detached • Large garden • Garage • Off road parking • Kitchen/diner • Immaculate finish throughout • Close to local amenities • Village location



Set at the heart of the beautiful village of Long Itchington, is this immaculately presented three-bedroom, linked-detached home. With a generous amount of space on offer and many local amenities nearby, this wonderful home has much to offer its new owners.

Upon entering the property, you are welcomed into an entrance hallway that leads to all other rooms within the home. Covering the length of the property is the bright and airy lounge that is flooded with natural light, with thanks to the double French doors that lead to the garden.

Leading towards the rear of the home you will find the spacious kitchen/diner that is fully fitted with a range of wall and base units that is complete with integrated fridge/freezer, dishwasher, washer/dryer and electric oven and hob. This beautifully presented kitchen also offers ample space for a family dining table and is completed with beautiful skylights.

The downstairs accommodation also benefits from a w/c.

The upstairs accommodation briefly comprises of three bedrooms and a family bathroom.

The main bedroom is a great sized double room inclusive of built in wardrobes. This stunning room also benefits from an ensuite that is finished with a shower cubicle and heated towel rail.

Bedroom two is a further generously sized double bedroom. With bedroom three being a single room which is currently being used as a home office but would also lend itself to the perfect nursery.

Conveniently situated between all bedrooms is the immaculately presented family bathroom which is finished to

a high standard in keeping with the rest of the home. This lovely space is complete with a shower over the bath, separate shower cubicle and heated towel rail.

Leading outside this lovely home is blessed with a low maintenance, large rear garden. The garden is laid mainly to lawn, with a patio that is the perfect spot for entertaining guests and al fresco dining. The garden is also home to a purpose built garden office that is complete with a wired internet connection as well as power and lighting.

This fantastic home also benefits from a single garage with electric points, off road parking, car port, gas central heating, double glazing throughout and fiberoptic broadband.

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

Council Tax Band: D

Local Authority: Stratford on Avon District Council

Tenure: Freehold

Maintenance charge: £136 per annum

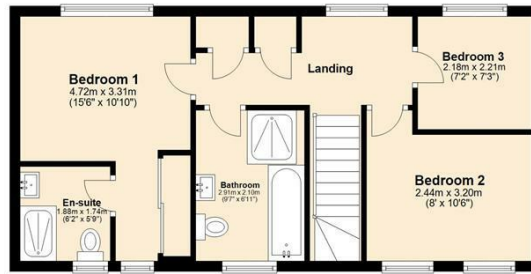
COX CRESCENT



Ground Floor
Approx. 64.2 sq. metres (690.5 sq. feet)



First Floor
Approx. 46.8 sq. metres (503.2 sq. feet)



Total area: approx. 110.9 sq. metres (1193.8 sq. feet)

For illustrative purposes only, not to scale. The position and size of doors, windows appliances and other features are approximate only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk