



DOVE CLOSE

SOUTHAM, CV47 2UU

OFFERS IN THE REGION OF £385,000
FREEHOLD

Set on the outskirts of the highly desirable market town of Southam, is this well presented and spacious four-bedroom detached family home. With lots of amenities close by and a high- quality finish throughout, this lovely home has much to offer its next owners.

DOVE CLOSE

- 4 Bedrooms • En Suite To Main • Utility Room • Downstairs W/C • Open Plan Kitchen/Diner • Detached Garage • Off Road Parking • Close To Amenities • Good Road Links

Links



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

At the front of the home, you will find the bright and airy lounge, that is the perfect spot for relaxing of an evening.

Flowing through to the rear of the home is the open plan kitchen/diner that overlooks the rear garden through French doors. The kitchen is fully fitted with a range of wall and based units and is complete with an integrated oven, hob, dishwasher and a fridge/freezer. This welcoming space offers ample for a family dining table.

The downstairs accommodation also benefits from a downstairs w/c and a utility room that offers extra under counter storage for white goods.

Upstairs briefly comprises of four bedrooms a family bathroom and en suite shower room.

The main bedroom is located at the rear of the property, is a good-sized double room and benefits from the luxury of an en suite shower room and built in wardrobes.

There is a further double bedroom located at the front of the home, with two large single rooms that would also make a perfect home office or nursery.

The family bathroom is situated close to all four bedrooms and is complete with a modern tiled suite, inclusive of a separate

bath and shower cubicle.

Leading outside the home is blessed with an enclosed South facing rear garden that is laid mainly to artificial lawn and is complete with a patio and foliage borders, offering the perfect space for alfresco dining and entertaining guests.

This family home also benefits from gas central heating, double glazing throughout, off road parking and a detached garage that is complete with electrics.

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

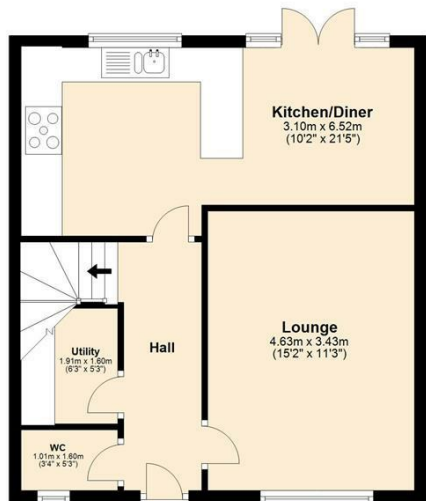
Maintenance Fee: £197 per annum



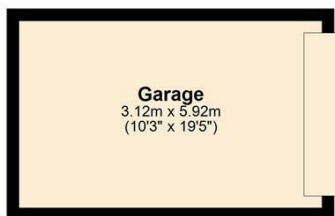
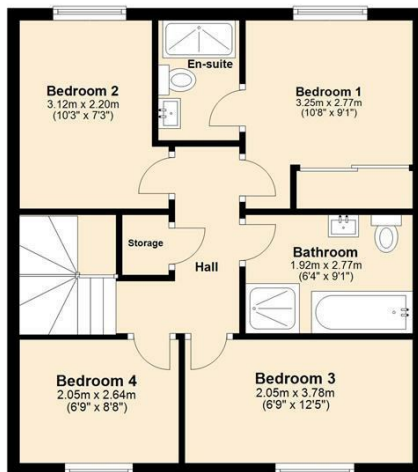
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Ground Floor
Approx. 59.3 sq. metres (638.0 sq. feet)



First Floor
Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 106.5 sq. metres (1145.9 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			94
(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

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