



NELSON WAY LONG ITCHINGTON

GUIDE PRICE £540,000
FREEHOLD

Set in the highly desirable village of Long Itchington, is this beautifully presented four-bedroom, family home. With an abundance of space on offer and a wealth of amenities nearby, canal walks on your doorstep, this lovely home has much to offer its next owners.

NELSON WAY

- Four bedrooms • Ensuite to main bedroom • Stunning canal walks closeby • Newly landscaped garden • Study • Downsstairs w/c • Utility room • Perfect family home • Walking distance to the local school



You are welcomed into property via the central entrance hall, that is bright and airy giving access to all other rooms in the home.

Located at the front of the home you will find the generously sized lounge that is flooded with natural light thanks to the large bay window.

Leading towards the rear of the property you will find the beautifully presented kitchen/diner which is truly the heart of the home. Fully fitted with a range of wall and base units and benefitting from integrated double oven, gas hob, dishwasher, full height fridge and full height freezer. With ample space for a large dining table, this room is perfect for family dining and entertaining guests as well as offering beautiful views of the rear garden through glass French doors.

Conveniently situated just off the kitchen is a utility room that offers further storage space, a pantry cupboard, undercounter space for a washing machine, sink basin and secondary access to the rear garden.

The downstairs accommodation is also home to a downstairs w/c as well as a home office that could also lend itself to the perfect children's playroom.

Upstairs 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 great sized double room that is complete with an abundance of fitted wardrobes. This room also benefits from a luxuriously finished ensuite that is finished with a shower cubicle and heated towel rail.

Bedrooms two and three are further generously sized double rooms, both of which are, complete with built in wardrobes.

Bedroom four is a large single room that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located between all bedrooms and is complete to a high standard in keeping with the rest of the home. The bathroom is fitted with a modern tiled suite inclusive of a separate shower cubicle and bath.

Leading outside you will find a beautiful, newly landscaped rear garden

that is laid mainly to lawn with a separate, large patio area. This enclosed and private space is certainly a gardener's paradise and bursts with colour making the perfect spot for entertaining guests in the summer months.

This lovely home also benefits from off road parking, a single garage with electrics, gas central heating, electric car charging point, outdoor electric lights and double glazing throughout.

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

Council tax band: F

EPC: B

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Maintenance charge: Approx. £180 per annum

Disclaimer

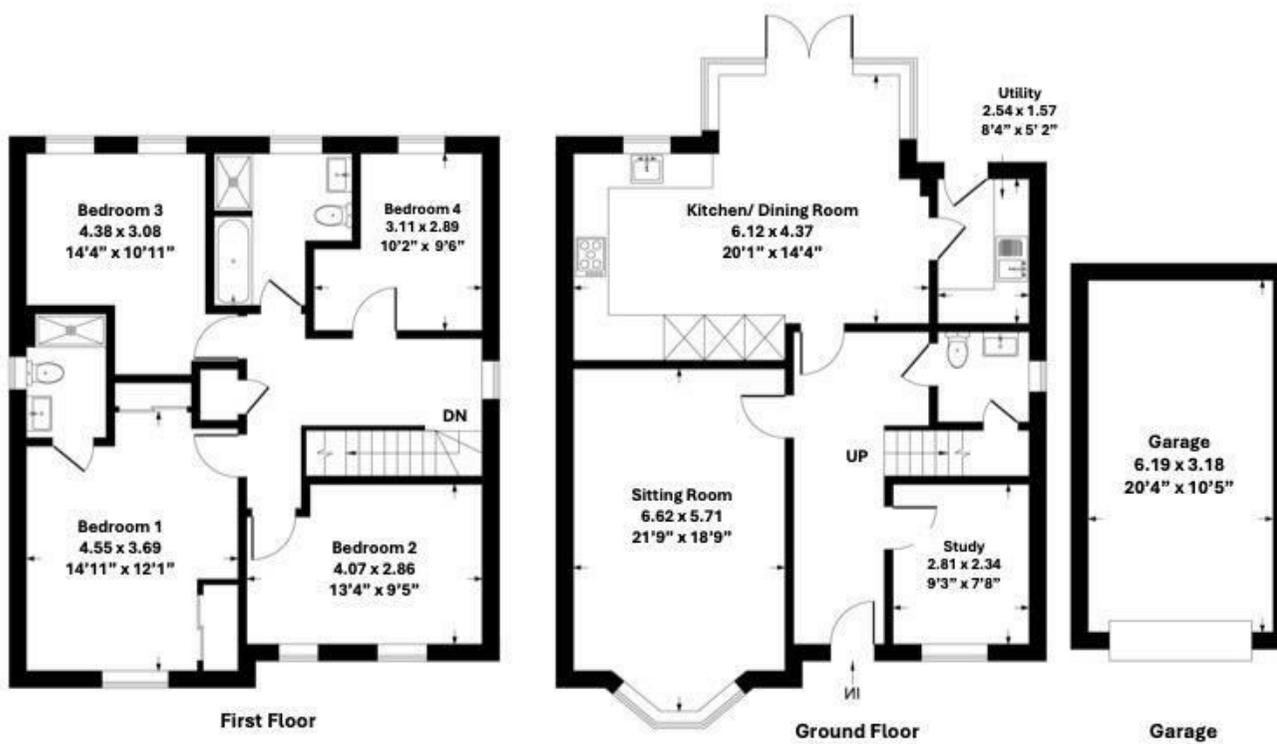
It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.



NELSON WAY





Ground Floor Approx Area = 73.70 sq m / 793 sq ft
First Floor Approx Area = 69.37 sq m / 747 sq ft
Garage Approx Area = 19.68 sq m / 212 sq ft
Total Area = 162.75 sq m / 1752 sq ft

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



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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