



PENDICKE STREET

SOUTHAM, CV47 1PE

OFFERS IN THE REGION OF £485,000

FREEHOLD

Situated on a well-positioned street in the heart of the desirable market town of Southam, this spacious and well-presented four-bedroom detached home offers exceptional versatility and comfort. With a wealth of amenities just a stone's throw away, this attractive property provides an ideal setting for modern family living and has much to offer its next owners.

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• 4 Bedrooms • Driveway

Parking • Garage • Close To

Amenities • Versatile Separate Reception

Room • Well Presented • Enclosed Rear

Garden • EV Charging • Gas Central Heating



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Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway providing access to all principal rooms within the home, complete with a convenient storage cupboard.

-Stretching the depth of the home is a bright and airy lounge, flooded with natural light and offering convenient access to the rear garden via French doors. This spacious room also provides a genuinely homely feel, enhanced by a charming feature fireplace.

-At the heart of the home lies the fully fitted kitchen, finished with a range of wall and base units and incorporating an integrated electric oven, gas hob, and dishwasher, along with ample space for freestanding white goods. The kitchen also conveniently provides direct access to the rear garden.

-Conveniently located just off the kitchen is an additional storage space, ideal for housing extra white goods, complete with a storage cupboard.

-A second reception room extends the full depth of the property, offering a versatile space that could serve as a separate dining room, children's playroom, or hobby room. This attractive room benefits from French doors leading to the garden and is currently used as a music room.

-The downstairs accommodation also includes a convenient

guest W/C.

First Floor:

-The main bedroom is accessed via a convenient study space and extends the full depth of the property, providing a substantial double room finished to a high standard in keeping with the rest of the home. This luxurious space features an en suite shower room, fitted eaves storage, and two Velux windows.

-Bedrooms two and three are two further generously sized double rooms located at the front of the home, one of which benefits from a fitted airing cupboard.

-The fourth bedroom is a generous single room located at the rear of the home, which would also make an ideal home office or nursery.

-The family bathroom is finished to a high standard in keeping with the rest of the home and is conveniently situated close to all bedrooms. This space features a roll-top freestanding bath with an over-bath shower, a partially tiled suite, hand basin, W/C, and a heated towel rail.

Garden, Exterior & Further Property Information:

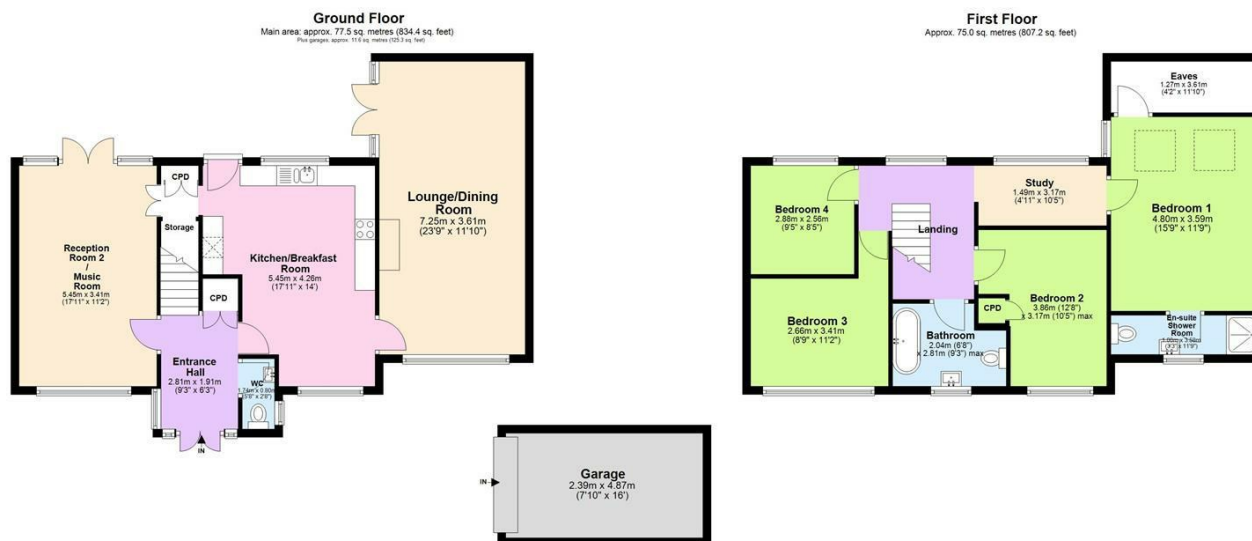
-Leading from the home is an enclosed rear garden, laid to lawn and patio, and complemented by a summer house, gardener's shed, and established foliage borders, providing a real sense of privacy.

-This delightful home also benefits from EV charging, a semi-detached garage with electrics, driveway parking for several vehicles, two large boarded loft spaces, gas central heating (new combi-boiler) and new double glazing throughout.



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This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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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