



RADBOURNE CLOSE

SOUTHAM, CV47 1GF

GUIDE PRICE £420,000
FREEHOLD

Set on the outskirts of the highly desirable market town of Southam is this well presented four bedroom detached home. With a great amount of space on offer and with lots of amenities on its doorstep, this lovely home has much to offer its next owners.

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

At the front of the property, you will find the bright and airy lounge that is flooded with natural light thanks to the bay window at the front. This spacious room is finished with double doors that lead into the dining room as well as a feature fireplace that offers a genuinely homely feel.

Leading towards the rear of the home you will find the fully fitted kitchen, that is finished with a modern range of wall and base units and is complete with a Rangemaster oven, fridge/freezer, wine fridge and dishwasher.

This well-presented kitchen conveniently gives access into the utility room that provides a further sink, storage, undercounter space for white goods and side access onto the driveway.

Situated just off of the kitchen you will find the separate dining room that offers the perfect spot for family dining and entertaining guests, of which also gives access via patio doors to the conservatory that overlooks the rear garden.

The downstairs accommodation also benefits from a downstairs w/c and understairs storage.

Upstairs briefly comprises of four bedrooms and a family bathroom.

The main bedroom is located at the rear of the home, is a good-sized double room that's complete with fitted wardrobes and the luxury of an en suite shower room that is finished to a high standard in keeping with the rest of the house.

Bedrooms two and three are further double rooms, with bedroom four being a good-sized single that is complete with fitted storage and would also lend itself to the perfect home office or nursery.

The family shower room is conveniently located close to all bedrooms and has been newly fitted with a modern tiled suite and is finished with a large shower cubicle, under sink storage and a heated towel rail.

Leading outside this beautiful home is blessed with a private and enclosed rear garden that is laid mainly to lawn with a patio area and established borders, offering the perfect spot for alfresco dining in the summer months.

This lovely home also benefits from off road driveway parking for multiple vehicles, a single detached garage complete with electrics, gas central heating and double glazing throughout.

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

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: E

Council Tax Band: E

Covenant: Restrictions on parking commercial vehicles on the driveway.

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.



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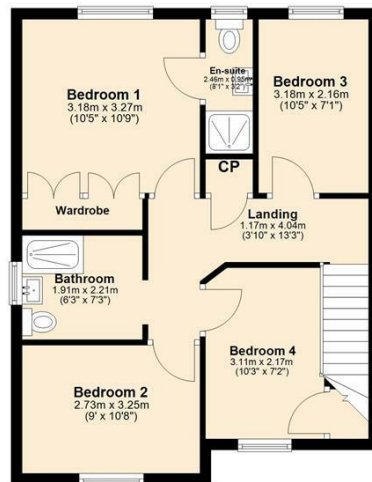
Ground Floor

Approx. 77.4 sq. metres (832.8 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



Total area: approx. 130.0 sq. metres (1399.8 sq. feet)

This plan is for illustrative purpose 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		
(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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