



Connells

Dove Close
Southam



Property Description

Connells are delighted to bring to market this immaculately presented FOUR BEDROOM DETACHED FAMILY HOME situated in the sought after market town of SOUTHAM with PRIVATE REAR GARDEN, GARAGE and OFF-STREET PARKING. The property briefly comprises of an entrance hall, study, kitchen/dining/living area, lounge, and FOUR BEDROOMS one with en-suite. Family bathroom & private rear garden.

The well regarded historic market town of Southam offers rural community living with the advantages of amenities, popular primary schools and the well renowned Southam College. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1 and is ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London in under 50 minutes.

Approach

The property has a front garden which is mainly laid to lawn with mature shrubbery, there is a tarmac driveway to the side providing off street parking which leads to the garage. A slabbed path leads to the front entrance door.

Entrance Hall

Door leading to study, lounge, downstairs wc and kitchen/diner, Amtico flooring.

Lounge

16' 3" max x 10' 10" max (4.95m max x 3.30m max)

Double glazed bayed window to side and double glazed window to front, carpet to floor, 2 x radiators, TV point.

Study

8' 8" x 8' 2" (2.64m x 2.49m)

Double glazed window to front, carpet to floor, Radiator.

WC

Low level flush wc, hand wash basin, extractor fan, radiator, Amtico Flooring.

Kitchen/dining/ Living Area

26' 3" max x 19' 5" max (8.00m max x 5.92m max)

Double glazed window to rear and side with custom fitted blinds, double glazed French door to rear leading to garden, stairs rising to first floor, door into utility cupboard. Kitchen Area: range of wall and base units with worktops over, island with worktop over with integrated electric induction hob with extractor unit over, integrated double electric oven, integrated fridge/freezer, sink with mixer taps, integrated dish washer, Amtico flooring.

Utility Cupboard

6' 2" max x 2' 11" max (1.88m max x 0.89m max)

Space for washing machine and tumble dryer, base and wall units.

Landing

Stairs rising from ground floor, with open mezzanine over-looking Lounge/dining/ living area, doors leading to all upstairs bedrooms and family bathroom.

Master Bedroom

12' 4" x 11' (3.76m x 3.35m)

Double glazed window to front, fitted wardrobe, carpet to floor, radiator, door leading into en-suite.

En-Suite Shower Room

Double glazed window to side, three piece suite comprising; low level flush wc, hand wash basin, walk in shower cubicle with shower attachment, radiator.

Bedroom Two

12' 2" x 8' 5" (3.71m x 2.57m)

Double glazed window to front, carpet to floor, radiator.

Bedroom Three

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to rear and side, carpet, radiator.

Bedroom Four

10' 7" Max x 6' 11" (3.23m Max x 2.11m)

Double glazed window to rear, carpet, radiator, fitted wardrobes.

Family Bathroom

Double glazed window to front, four piece suite comprising; low level flush wc, hand wash basin, panel bath with mixer taps, walk in double shower cubicle with shower attachment, heated towel rail.

Rear Garden

Fence enclosed rear garden with pedestrian gated access to the side, patio area with the rest mainly laid to lawn.

Garage

Up and over door to front, pedestrian door access to side, power and lighting.

Parking

Driveway providing off street parking which leads to garage.









Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/STH103960

Tenure: Freehold



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