



Connells

Huckson Road
Bishops Itchington Southam



Property Description

Connells are delighted to bring to market this well-presented extended FIVE BED SEMI-DETACHED FAMILY HOME which is ideally situated within the popular village of Bishops Itchington. The property briefly comprises of an entrance hall, lounge/diner, snug, kitchen, utility, down stairs shower room, landing, FIVE BEDROOMS with one being on the ground floor, family bathroom, private rear garden, OFF-STREET PARKING for multiple vehicles & SINGLE GARAGE.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services. Three miles away is the historic market town of Southam which offers rural community living with the advantages of town amenities.

Bishops Itchington has a thriving social and community spirit and offers a Co-op, newsagents, post office, village shop, doctor's surgery, pub, social club, fish and chip take-away, hairdressers, St Michael's Church, Ladybirds Pre School, Bishops Itchington Primary School, Recreational facilities and a Community/Youth Centre. There is also the Bishop's Itchington Memorial Hall and the Blue Butterfly Community Cafe which operates from the community centre.

Approach

The nicely proportioned accommodation in more detail comprises of an open pitch tiled canopy porch with decorative pillars and ceramic tiled floor and courtesy light. Two opaque double glazed entrance doors.

Established shrub border, laid to stone chippings providing off road parking for several vehicles and giving direct access to garage.

Entrance Hall

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator. Doors to kitchen and lounge diner.

Lounge Dining Room

23' 4" x 8' 10" (7.11m x 2.69m)

Light and airy room with a electric feature fireplace, television aerial point, two radiator and wooden flooring. Double glazed window to the front aspect and a double glazed sliding patio door leading into snug.

Snug

7' 4" x 7' 3" (2.24m x 2.21m)

Double glazed windows to the rear and side aspect with a door leading out to the rear garden. Radiator.

Kitchen

11' 4" x 8' 10" (3.45m x 2.69m)

Refitted with a range of modern gloss white wall and floor units with black granite work surface over incorporating single bowl single drainer sink unit with chrome mixer tap over, part tiled walls, space for range style cooker, and space for white goods. Double glazed window overlooking rear garden and doors to hallway and utility.

Utility Room

12' 10" x 6' 8" (3.91m x 2.03m)

Ceramic tiled floor. Fitted with wall and floor units with work surface over incorporating sink unit, part tiled walls, space for white goods, wall mounted gas fired boiler, radiator. Door to garage, shower room, bedroom four and garden.

Downstairs Shower Room

Fitted suite with low level WC, hand wash basin, large shower cubicle with shower and part tiled walls and radiator.

Bedroom Four

15' 2" x 6' 5" (4.62m x 1.96m)

Self-contained room with sitting area with access from the utility, electric feature fireplace, carpeted floor, radiator and double glazed windows to the side aspect.

First Floor Landing

Access to loft space, doors to bedrooms, bathroom and airing cupboard with radiator.

Bedroom One

11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window overlooking rear garden, fitted wardrobes, television aerial point and a radiator.

Bedroom Two

11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed window to the front aspect, a radiator and TV aerial point.

Bedroom Three

13' 3" x 6' 8" (4.04m x 2.03m)

Double glazed roof window. Access to eaves storage space, two wall light points, radiator.

Bedroom Five/ Study

7' 8" x 6' 8" (2.34m x 2.03m)

Double glazed window to front and a radiator.

Bathroom

Refitted with modern white suite comprising a range of white bathroom furniture incorporating vanity hand wash basin with cupboards below and to side, concealed cistern low level WC, tiled walls, P-shaped bath with shower over. Radiator, extractor fan, inset ceiling lights. Opaque double glazed window to the rear aspect.

Garage

Single garage with an electric door, power and light and door to the utility. Side entrance door to front of property and a radiator

Rear Garden

Paved patio leading to a gated timber decked garden with water feature and established shrub borders and flower beds, outside taps and enclosed with timber panel fencing.









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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