



Connells

Chimney Crescent
Bishops Itchington Southam

Chimney Crescent Bishops Itchington Southam CV47 2EH

for sale
£375,000



Property Description

A STYLISH & WELCOMING 3 BEDROOM HOME IN THE SOUGHT-AFTER VILLAGE ESTATE, A SHORT WALK FROM A NATURE RESERVE. THIS LOVELY HOME PROVIDES A SIZABLE AND TRANQUIL PLACE TO RAISE A FAMILY.

This beautifully presented property is in close proximity to some wonderful countryside walks, with one leading to the heart of the village and its many amenities. The house itself comprises DOUBLE DRIVEWAY, entrance hall, DOWNSTAIRS TOILET, light & airy living room, spacious KITCHEN/DINER with a handy UTILITY ROOM. Upstairs there are 3 GOOD SIZED BEDROOMS with the master benefiting from an EN-SUITE and there is also a modern FAMILY BATHROOM. Outside the rear GARDEN provides a relaxing space to get some fresh air and entertain family & friends. The stunning property is simply a must-see, BOOK TO VIEW TODAY AND START YOUR JOURNEY TO YOUR NEW HOME!

Entrance Hall

Upon the entrance of the house, you first walk into an entrance hall that comprises of tiled flooring and a ceiling light with a door leading to the downstairs bathroom and doors leading to lounge and kitchen/diner.

Downstairs Toilet

The downstairs toilet has tiled flooring, radiator, low level WC and a hand basin.

Lounge

10' 2" x 17' 9" (3.10m x 5.41m)

This spacious living room comprises of Herringbone flooring throughout, double glazed windows to the front and side of the property allowing the room to feel light and airy with 2 radiators.

Kitchen/Diner

9' 6" x 17' 9" (2.90m x 5.41m)

This modern kitchen/diner has tiled flooring, spotlights, wall and floor kitchen units with integrated white goods such as a dishwasher and a fridge freezer. There is a gas hob and an electric oven with an extractor fan above with a sink and drainer. The kitchen/diner has a radiator with double glazed windows located to the rear and front of the property with French doors opening out to the rear of the property..

Utility Room

5' 10" x 5' 6" (1.78m x 1.68m)

The utility room has tiled flooring, with room for a washing machine and dryer. There are wall and base units with storage a cupboard to access, a radiator is also present in the room.

Landing

The landing is carpeted with access to the loft, radiator and a storage cupboard.

Bedroom One

13' 3" x 14' 1" (4.04m x 4.29m)

Bedroom one is carpeted, has a double-glazed window to the side of the property with a wonderful view looking out onto fields and a radiator with a door leading to the En-suit.

En-Suit

The En-suit has tiled flooring and half tiled walls with a shower, hand wash basin and a WC. There is a heated towel rail, shaver point and a double-glazed window to the side aspect of the property.

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m)

Bedroom two is carpeted, it has a double-glazed window to the side of the property with a view of the fields, radiator and an above the stair's cupboard space.

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

Bedroom three is carpeted with a radiator and a double glazed window to the front of the property.

Bathroom

This modern family bathroom comprises of tiled flooring and partially tiled walls, WC, heated towel rail, bath, hand and wash basin and a double glazed window to the rear aspect.

Rear Garden

The rear garden comprises of a slabbed patio, decking area, raised flower beds, outside water tap and side access via a wooden gate. The garden is also Southeast facing.

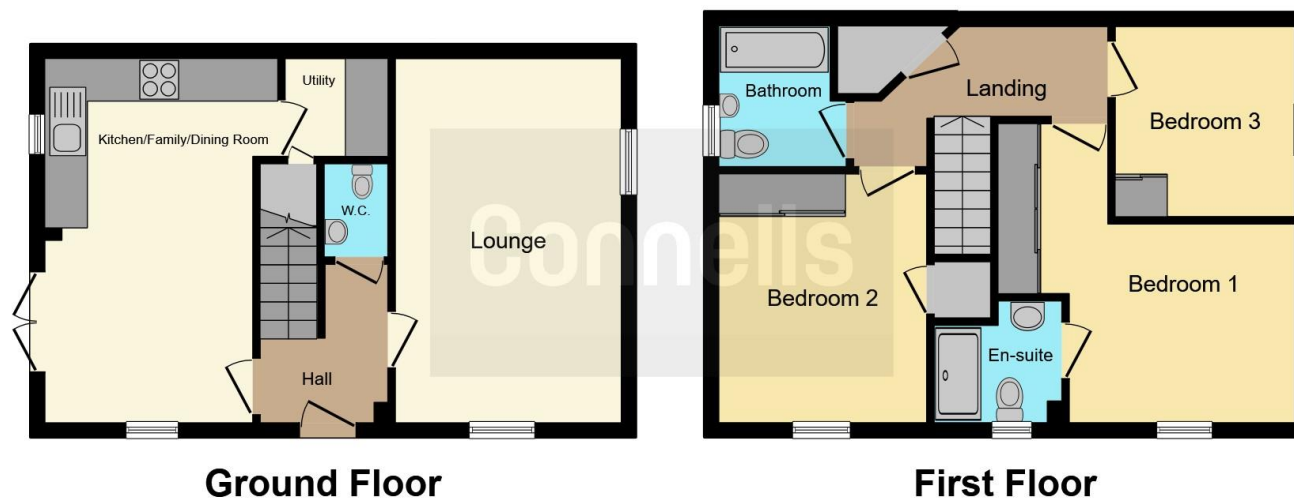
Front Garden

The approach of the property comprises of a double tarmac drive to the side, with a slabbed pathway leading to the front of the property. The property is not over looked and has grass lawn area with side gate access to the rear.









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: B

Tenure: Freehold

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Property Ref: STH104841 - 0006