



**Connells**

Priors End Shuckburgh Road  
Priors Marston Southam



# Priors End Shuckburgh Road Priors Marston Southam CV47 7RS

for sale  
**£499,950**



## Property Description

WELL PRESENTED THREE BEDROOM, FAMILY HOME. located in the sought after village of Priors Marston. This spacious family home briefly comprises of an entrance hall, lounge, refitted modern kitchen/ dining room with a separate utility room and wet room. On the First floor there are three good sized bedrooms with a WALK IN WARDROBE and EN-SUIT to the master plus a 4 piece family bathroom. Externally the property boasts of a PRIVATE DRIVEWAY for approx 4 cars, beautifully maintained rear and front garden.

## Approach

The approach of the property is beautifully maintained with a grass lawn, flower shrubs and a patio walkway leading to the front of the property.

## Entrance Porch

In the entrance hall there is an opaque door into the hallway with tiled flooring throughout.

## Hallway

The Hallway comprises of stairs leading to the first floor with useful storage space under the stairs, Upvc double glazed window to the side aspect and parquet flooring that is open plan into lounge.

## Lounge

12' 1" x 24' 1" ( 3.68m x 7.34m )  
The Lounge comprises of Upvc double glazed windows to two sides making the room feel bright and airy, the room also benefits from an inset coal effect gas fire on a marble hearth with Adams style surround, two single panned radiators and a door leading to the kitchen/diner.

## Kitchen/Dining Room

10' 2" x 18' 2" ( 3.10m x 5.54m )  
The kitchen/dining room benefits from a

refitted cream units with plenty of cupboard space with a marble effect work surface over. There is a stainless-steel sink and bowl drainer with a chrome mixer tap, integrated dishwasher, space for over with extractor fan, space for fridge freezer with tiling on walls to all water sensitive areas. The kitchen/diner has tiled flooring, door leading to utility room, radiator a double-glazed window and double-glazed doors to the rear garden offering stunning views across the open countryside and beyond.

## Utility

4' 10" x 6' 6" ( 1.47m x 1.98m )  
Continuation of tiled floor and with further wall and base units and plumbing under for a washing machine and tumble dryer that then leads into the downstairs wet room.

## Wet Room

The wet room is fully tiled with a fitted corner shower, low level WC, pedestal hand basin, chrome heated towel rail and an extractor fan.

## Landing

The landing comprises of a Upvc double glazed window on half landing to side aspect of the property, panel doors leading to all first-floor rooms. loft hatch giving access to ample loft space and staircase that is retained by wooden balustrade.

## Bedroom One

9' 10" x 13' 1" ( 3.00m x 3.99m )  
A spacious double room with Upvc double glazed windows to the front aspect overlooking the green, carpet flooring, single panel radiator with double walk-in wardrobes with open

shelving and hanging space with a double-glazed window to front aspect with door leading to the En-suite.

## En-Suite

A spacious fully tiled three-piece suite En-suite comprising double width fully enclosed shower cubicle, low level WC and pedestal wash hand basin, extractor fan and a chrome heated towel rail.

## Bedroom Two

9' 5" x 10' 3" ( 2.87m x 3.12m )

Again, a good-sized double bedroom benefiting from Upvc double glazed window to rear aspect overlooking open countryside, single panel radiator, carpeted and further door to walk in wardrobe fitted with a comprehensive range of shelving and hanging space and a further Upvc double glazed window to rear aspect.

## Bedroom Three

9' 5" x 8' ( 2.87m x 2.44m )

Bedroom three has a Upvc double glazed window to front aspect, single panel radiator, carpeted with a built-in wardrobe.

## Bathroom

The bathroom is fully tiled with fitted four-piece suite comprising of a panel bath with a chrome fixer tap and steam shower. There is an enclosed corner shower cubical, low-level WC and pedestal wash hand basin with a double-glazed window to the rear aspect and single panel radiator.

## Rear Garden

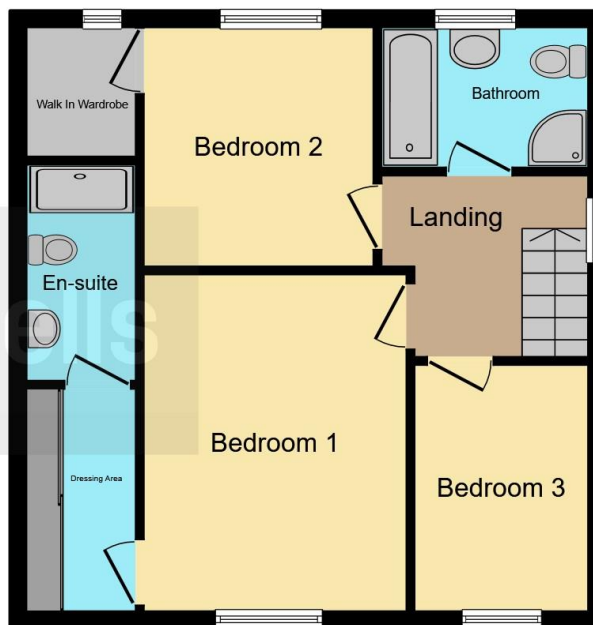
The rear garden is accessed via both the double doors from the kitchen/dining room and gated access to the front. The garden itself benefits from glorious unspoiled views of open countryside and again is mainly laid to lawn with a paved patio area leading directly from the kitchen/dining room. There is a large shed to the side of the property, and it is all enclosed by timber panel fencing..







**Ground Floor**



**First Floor**

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**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
 SOUTHAM CV47 0EA

EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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