



Connells

Kingfisher Drive
Southam



Property Description

Connells are delighted to bring to market this well presented FOUR BEDROOM DETACHED family home ideally situated within the popular town of Southam. The property briefly comprises of an entrance hall, lounge, study, kitchen/diner, cloakroom, landing, four bedrooms, two en-suites & a family bathroom. Enclosed rear garden, garage and driveway parking.

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

With a pathway leading to the front entrance with composite double glazed timber look entrance door to. Lawn area with mature shrubs.

Entrance Hall

With a door to the front aspect, stairs leading up to the first floor, radiator, wooden flooring cupboard housing boiler and space for washing machine and a door:

Lounge

16' 9" x 15' 1" (5.11m x 4.60m)
With double glazed French doors to the rear aspects and Velux style windows. Radiators and continuation of wooden flooring.

Study

9' 7" x 9' 6" (2.92m x 2.90m)
Double glazed French doors and windows to the rear and side aspect and a radiator.

Dining Kitchen

22' 3" x 9' 3" (6.78m x 2.82m)
The kitchen comprising a range of base units with working surface over, splashback tiling, inset four point induction hob with hood over, electric oven, concealed fridge-freezer, concealed dishwasher, down lighter points to ceiling, radiator, continuation of wooden flooring and double glazed bay windows.

Cloakroom

Double glazed window to the side aspect. Fitted with a white low level WC, wall mounted wash hand basin, splashback tiling and a radiator.

Landing

Staircase from the ground floor, airing cupboard and doors to:

Main Bedroom

19' 6" x 10' 8" (5.94m x 3.25m)

Double glazed duel aspect windows to the front and rear aspect. Radiator and a built-in wardrobe.

En-Suite

Double glazed window to the rear aspect. Fitted with shower cubicle with wall mounted shower and control, low level WC, wash hand basin, part splashback tiling and heated towel rail.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Double glazed window to the rear elevation and a radiator.

En-Suite

Double glazed window to the rear aspect. Fitted with shower cubicle with wall mounted shower and control, low level WC, wash hand basin, part splashback tiling and heated towel rail.

Bedroom Three

11' 7" x 9' 8" (3.53m x 2.95m)

Double glazed window to front elevation and a radiator.

Bedroom Four

8' 6" x 8' 2" (2.59m x 2.49m)

Double glazed window to front elevation and a radiator.

Bathroom

Fitted with a white suite to comprise low level WC, pedestal wash hand basin, bath with mixer tap with separate shower attachment over the bath, part splashback tiling, obscured double glazed window to side elevation and a radiator towel rail.

Rear Garden

A paved patio adjacent to the property with gravel area and pergola with seating area, mature shrubs beds and side gated access.

Garage

Single garage with an electric door, Power and light.

Parking

Tarmac driveway.

Estate Charge

We are informed there is an annual estate charge of approximately £293.21 PA. We would advise any purchaser to verify this with their legal advisor.





To view this property please contact Connells on

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84 Coventry Street
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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/STH104935



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