



Connells

Icestone Way
Bishops Itchington Southam

Icestone Way Bishops Itchington Southam CV47 2DQ

for sale offers in excess of
£680,000



Property Description

Impressive and incredibly spacious four double bedroom detached family home built by Bovis Homes and still benefitting from its NHBC Guarantee.

Offering modern and contemporary living and briefly comprising generous entrance hallway with guest WC and cloaks cupboard, home office, bay-fronted lounge, open plan kitchen/living/dining room and utility room. To the first floor there are four well-proportioned bedrooms, two of which benefit from modern en suite shower rooms, and a further family bathroom with shower.

Externally, the property has a beautifully landscaped garden with porcelain tiled dining terrace accessible from the kitchen/living/dining room via the bi-fold doors. In addition, the property also benefits from tarmac driveway providing ample parking, with car charging point and a detached single garage

Approach

Via driveway with pathway leading to the front door.

Entrance Hallway

Generous and welcoming entrance hallway with stairs rising to the first floor and double glazed windows to front aspect. Benefitting from wood effect flooring, ceiling spotlights, radiator and doors to; the lounge, kitchen/diner, home office and downstairs

cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, an extractor fan, wood effect flooring and a double glazed window to side elevation.

Lounge

17' 10" into bay x 11' (5.44m into bay x 3.35m)

Light and airy, bay-fronted lounge consisting of an electric feature fire place and a radiator.

Home Office

8' x 7' 1" (2.44m x 2.16m)

Having wood effect flooring, a radiator and a double glazed window to front elevation.

Kitchen/Diner

22' max x 27' 10" into bay (6.71m max x 8.48m into bay)

Fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include; a double electric oven, five ring gas hob with cooker hood over, a dishwasher and a fridge/freezer. Benefitting from a breakfast bar, ceiling spotlights, a double glazed bay window to side elevation, Bi-fold doors leading to the garden and a door to the utility room.

Utility Room

6' x 7' (1.83m x 2.13m)

Fitted with base units and work surfaces over, incorporating a sink and drainer unit. Housing

the wall mounted central heating boiler, whilst providing space for a washing machine and under counter fridge. Having a built-in storage cupboard, a double glazed window to side elevation and a door to rear.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, a double glazed window to front elevation and doors to all bedrooms and the family bathroom.

Master Bedroom

21' 1" x 11' (6.43m x 3.35m)

Generously sized double bedroom having built-in wardrobes, a radiator, fitted wall lights, double glazed windows to side elevations and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and low level W/c. Having a shaver point, heated towel rail, an extractor fan and a double glazed window to side elevation.

Bedroom Two

14' x 11' 1" (4.27m x 3.38m)

Double bedroom having a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and low level W/c. Having a shaver point and a double glazed window to side elevation.

Bedroom Three

9' 3" x 13' 1" (2.82m x 3.99m)

Double bedroom having built-in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Four

9' 1" x 9' 1" (2.77m x 2.77m)

Double bedroom with a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and low level W/c. Having a heated towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully landscaped, private garden, being mainly laid to lawn and wall enclosed. Benefitting from a decking/seating area, a shed, bin store and gated side access.

Parking

Triple driveway to the front of the property with a car charging point.

Garage

Single garage, having power, light and an up and over door.





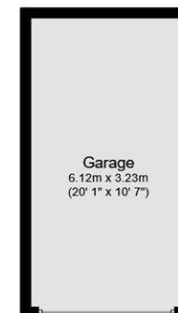




Ground Floor



First Floor



Garage
Floor area 19.8
sq.m. (213
sq.ft.)

To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/STH104995



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