



York Close, Studley, B80 7LA

Offers in excess of £325,000



Well presented, EXTENDED three bedroom detached family home, located on a corner plot with LANDSCAPED FRONT AND REAR GARDEN, PARKING and GARAGE. Entrance hallway, living room, dining room, modern fitted kitchen, utility, WC, three well proportioned bedrooms, family bathroom.

The internal living space offers spacious and versatile living accommodation arranged over two floors, and comprises; entrance hallway with stairs rising to the first floor, spacious family living room with gas fireplace and window to the front aspect, dining room with French doors opening out to the rear garden, modern fitted kitchen with utility space, downstairs WC. The first floor features a landing area, three well-proportioned bedrooms, and a modern family bathroom.

Outside features a well maintained and pretty front garden, a landscaped rear garden with lawned and patio/decked entertaining areas, a driveway and garage providing off road parking.

This will make a superb family home, and further benefits from double glazing and gas central heating. Early inspection is considered essential to avoid disappointment.



Key Features:

* Three Bedrooms: Comfortable and well-proportioned, with ample natural light and fitted wardrobes in the main bedroom.

* Lounge: A welcoming space featuring a living flame gas fire with a Cotswold style surround, seamlessly flowing into the dining room through double doors.

* Dining Room: Bright and airy with direct access to the rear garden, ideal for family meals and entertaining.

* Extended Breakfast Kitchen: Modern kitchen area with integrated appliances, ample storage, and a large archway connecting to a breakfast area.

* Bathroom: Well-appointed with a low-level WC, wall-mounted wash hand basin, and panelled bath with a shower.

* Garage and Driveway: Convenient parking and storage with an electric up-and-over door.

* Ample Gardens: A paved patio area, lawn, and mature shrub borders, perfect for outdoor relaxation and activities.

* Double Glazing & Central Heating: Ensuring comfort and energy efficiency throughout the property.

Approach: The property is approached via a driveway with a garage to the side and a pathway leading to the main entrance.

Interior:

* Entrance Hall: Welcoming with a radiator, coving to the ceiling, and stairs leading to the first floor.

* Landing: Providing access to the loft and all first-floor rooms.

Outdoor Space: The rear garden features a paved patio, a lawned area with steps, shrub and tree borders, an outside tap, and an electric point. There is also a shed and a lean-to area for additional storage.

This home combines practicality with charm and is perfect for families seeking a comfortable living environment in a great location. Don't miss out on the opportunity to make this house your home.

Porch

Hall

Living Room 13'1" x 10'9" (4.00m x 3.30m)

Dining Room 10'10" x 8'2" (3.31m x 2.51m)

Utility 10'10" x 7'1" (max) (3.31m x 2.18m (max))

Kitchen 12'11" x 8'10" (3.95m x 2.71m)

Downstairs W.C

Lobby

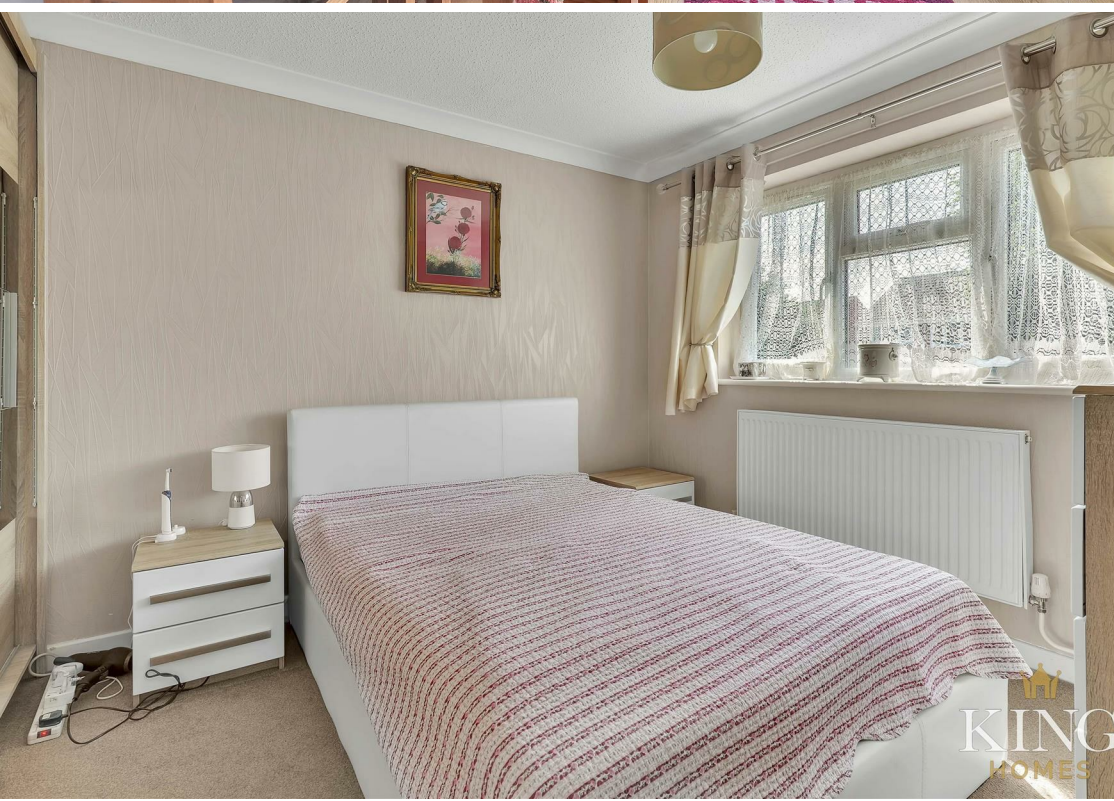
First Floor Landing

Bedroom 1 13'4" x 9'11" (4.07m x 3.04m)

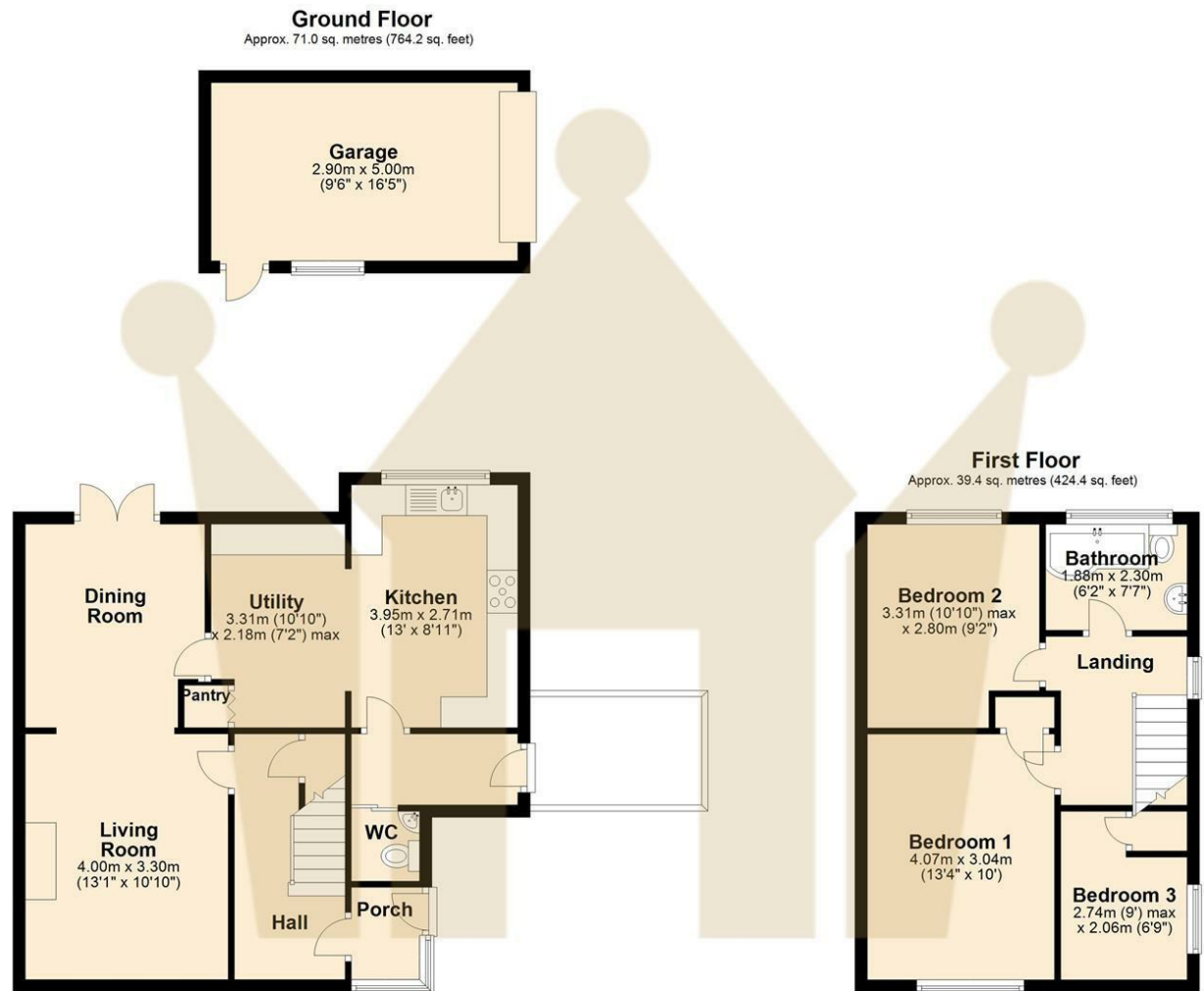
Bedroom 2 10'10" x 9'2" (3.31m x 2.80m)

Bedroom 3 8'11" max x 6'9" (2.74m max x 2.06m)

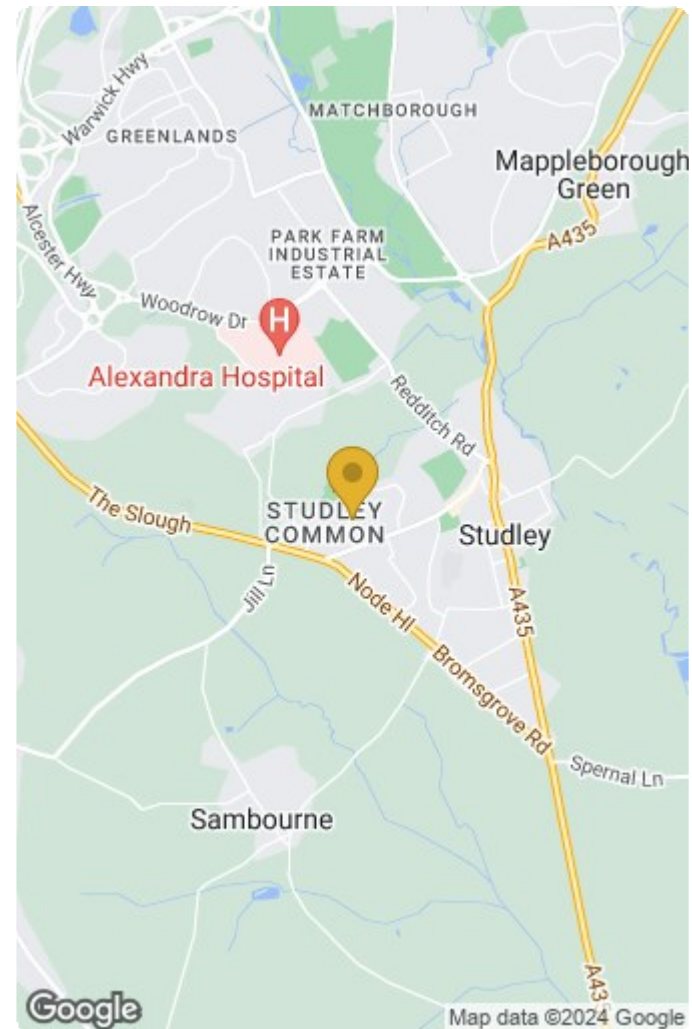
Bathroom 6'2" x 7'6" (1.88m x 2.30m)







Total area: approx. 110.4 sq. metres (1188.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		