



Station Road, Studley, B80 7HS

Offers over £475,000


KING
HOMES

**** THREE-BEDROOM DETACHED CHARACTERFUL HOME ** SPACIOUS LIVING & DINING ROOMS ** HIGHLY DESIRABLE LOCATION ** PRIVATE LARGE GARDEN, OFF-STREET PARKING & DOUBLE LENGTH TANDEM GARAGE **** This beautifully presented three-bedroom detached home offers spacious living areas and a versatile layout, making it perfect for family life. The ground floor features a large living room filled with natural light, a generous dining room, and a well-equipped kitchen with a convenient lean-to for additional storage. Upstairs, the three well-proportioned bedrooms include a master with a large window overlooking the large garden, allowing natural light to flood the space. While the family bathroom offers a relaxing space. Externally, the property boasts a private rear garden and off-road parking to the front with garage. Located in a desirable area of Studley, with easy access to local amenities, schools, and transport links, this home offers both convenience and tranquility, making it an ideal choice for a growing family.



A rare opportunity to acquire this beautifully presented three-bedroom detached home, ideally located in a sought-after area. This property offers a wealth of generous living space, making it an ideal family home with a versatile layout. The ground floor comprises a large living room that exudes warmth and natural light, and a spacious dining room perfect for family meals or entertaining guests. The modern kitchen is well-appointed with ample worktop space and storage, while the convenient lean to provides additional functionality. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, with the master and bedroom two benefiting from built-in storage.

This property stands out with its inviting curb appeal. The front of the home is approached via a well-maintained driveway, providing ample parking space and leading to the front door. Upon entering, you are greeted by a bright and welcoming entrance hall, leading to the various rooms on the ground floor.

The spacious living room features large double doors that floods the room with natural light, creating an airy and open feel, with a door leading to the double tandem garage. The dining room, located adjacent to the living room, offers a generous space for both casual and formal dining, ideal for family gatherings.

The kitchen is designed for both practicality and style, with ample storage and worktop space, providing the perfect setting for cooking. A lean to located off the kitchen offers additional storage and space. A convenient downstairs WC and storage under the stairs adds extra convenience for family life and guests.

Upstairs, the landing with again more storage leads to three well-proportioned bedrooms, each filled with natural light. The master and bedroom two both offer built-in wardrobes and plenty of space for additional furnishings. Bedroom three is also a good size, offering comfortable living arrangements for family members or guests. The family bathroom is fitted with a shower, WC, and washbasin, offering a relaxing space for unwinding.

Externally, the private rear garden is a standout feature of the property. Mainly laid to lawn, with a paved patio area

perfect for al fresco dining or relaxing in the sun. The garden is fully enclosed, offering a sense of privacy and security for families. To the front, the property enjoys off-road parking, providing space for multiple vehicles as well as giving convenient access to the double length tandem garage.

This exceptional property offers an abundance of living space, ideal for a growing family or those looking for a comfortable home. Viewing is highly recommended to fully appreciate the size, layout, and quality of this wonderful home.

LOCATION

The property is situated in a desirable location of Studley with easy access to local amenities, including shops, great schools, and public transport links. The area benefits from a range of local services and is well-connected by road, making it perfect for commuters. Close to parks and scenic walking routes, the location combines convenience and tranquility, offering the best of both worlds.

Porch

Living Room 19'2" x 13'5" (5.86m x 4.11m)

Dining Room 12'9" (max) x 10'6" (3.90m (max) x 3.21m)

Kitchen/Breakfast Room 16'9" x 9'0" (5.12m x 2.76m)

Lean-to 18'4" x 5'10" (5.59m x 1.79m)

Downstairs w.c

First Floor Landing

Bedroom 1 11'5" x 13'5" (3.49m x 4.11m)

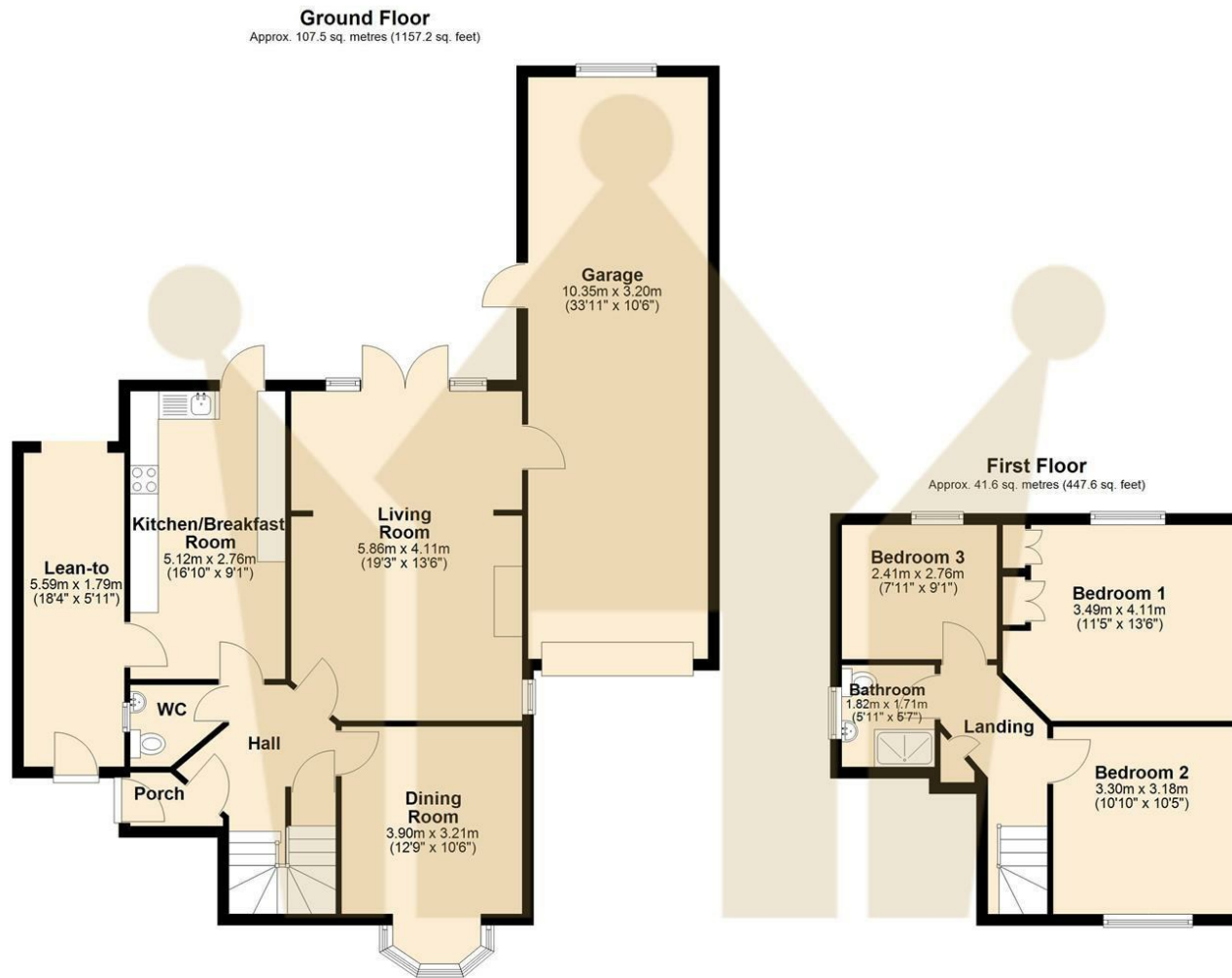
Bedroom 2 10'9" x 10'5" (3.30m x 3.18m)

Bedroom 3 7'10" x 9'0" (2.41m x 2.76m)

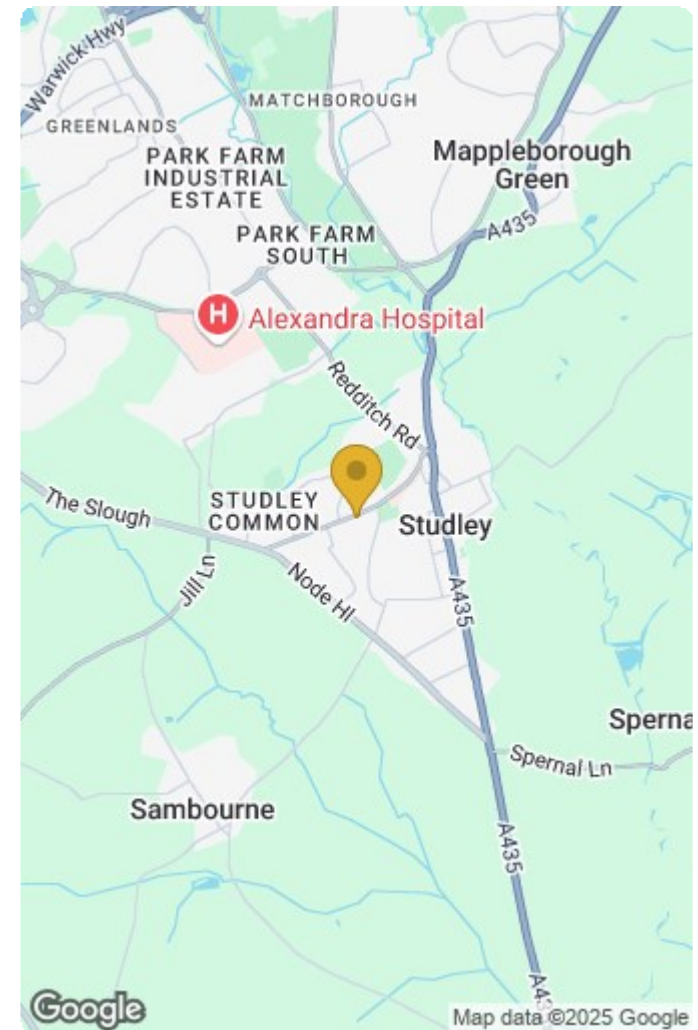
Family Bathroom 5'11" x 5'7" (1.82m x 1.71m)







Total area: approx. 149.1 sq. metres (1604.7 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	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	EU Directive 2002/91/EC