



Lansdowne Road, Studley, B80 7RD

Guide price £375,000



**** NO CHAIN **1618 sq ft ** Four Bedrooms, with scope for Potential FIFTH bedroom ** Semi-Detached ** Lansdowne Road, Studley ** Integral Garage ** Driveway Parking ** Generous Private Garden ** A spacious family home offering versatile living, featuring four bedrooms, a large kitchen-breakfast area, an open-plan dining and living space, a separate sitting room, a generous utility room, an integral garage, and a substantial en-suite that could easily be transformed into an additional bedroom, along with a family bathroom. The rear garden provides a private outdoor space, and the home is well placed for local amenities and schools.**



Set back behind a tarmac drive providing ample driveway parking, this attractive family home also enjoys a neatly maintained lawned forgarden bordered by mature hedgerows, offering both kerb appeal and privacy. Tucked away in a desirable residential location, the property offers spacious and versatile living accommodation across two well-planned floors.

A welcoming entrance porch leads into a hallway with under-stairs storage, with doors leading off to the downstairs w.c and the separate sitting room, ideal for quieter moments or more formal entertaining. The heart of the home lies in the expansive kitchen/breakfast room, which flows seamlessly into a large lounge/dining area—perfect for everyday family life and hosting guests. French doors open out to the rear garden, bringing in plenty of natural light and offering a lovely connection to the outdoors.

A particularly generous utility room sits just off the kitchen, offering ample space for laundry and storage needs. It also benefits from its own external door providing direct access to the rear garden—ideal for muddy boots or pets. Internal access from the utility leads into the integral garage, ensuring everyday practicality.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom features a spacious en-suite, which offers generous scope to be reconfigured as a fifth bedroom if desired. The remaining bedrooms are served by a family bathroom and a separate WC—well suited to the needs of a busy household.

The rear garden is both private and generously sized, accessible via gated side entry and directly from the lounge/diner and utility room. It features a spacious paved patio area ideal for outdoor dining, an expansive lawn, two wooden sheds, an additional shed with an aviary, and is fully enclosed by mature hedgerows.

Porch

Hall

| | |
|------------------------|-------------------------------|
| Sitting Room | 13'2" x 12'0" (4.03m x 3.67m) |
| Lounge/Diner | 20'3" x 10'5" (6.19m x 3.20m) |
| Kitchen/Breakfast Room | 20'3" x 7'11" (6.19m x 2.43m) |

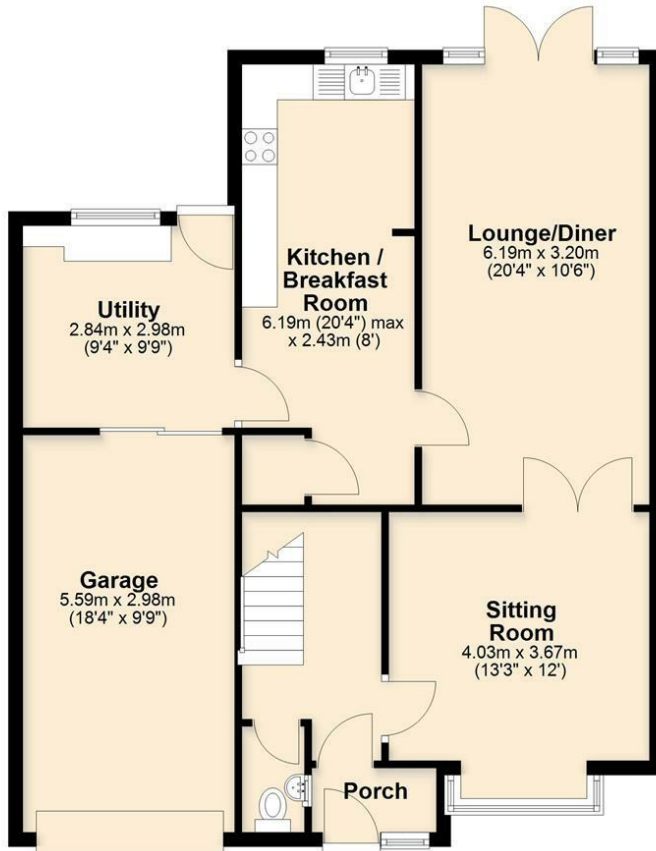
| | |
|-----------|-------------------------------|
| Utility | 9'3" x 9'9" (2.84m x 2.98m) |
| W.C | |
| Garage | 18'4" x 9'9" (5.59m x 2.98m) |
| Landing | |
| Bedroom 1 | 13'10" x 9'9" (4.23m x 2.98m) |
| Bedroom 2 | 12'2" x 10'5" (3.73m x 3.20m) |
| Bedroom 3 | 11'6" x 10'7" (3.51m x 3.24m) |
| Bedroom 4 | 6'2" x 7'11" (1.90m x 2.43m) |
| En-suite | 9'3" x 9'9" (2.83m x 2.98m) |
| Bathroom | 6'1" x 7'11" (1.86m x 2.43m) |
| W.C | |





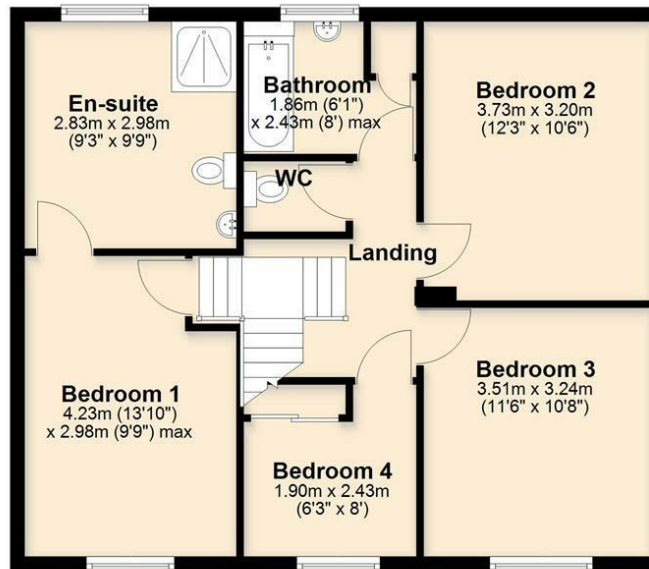
Ground Floor

Approx. 85.6 sq. metres (920.9 sq. feet)

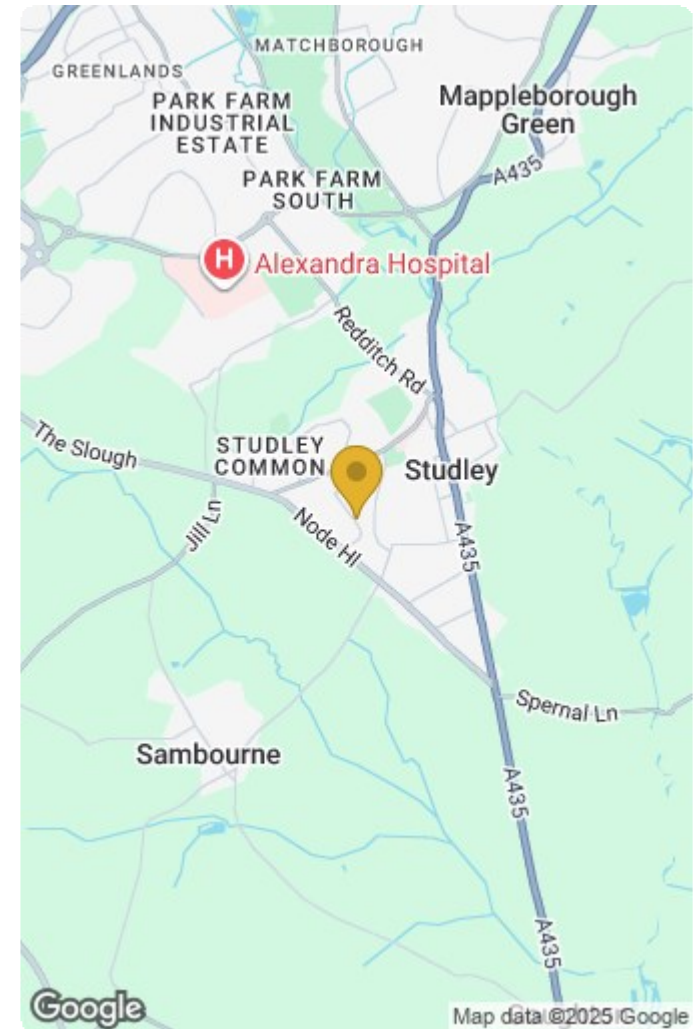


First Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



Total area: approx. 150.4 sq. metres (1618.7 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 | |

| 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 | |