



Orchard Way, Studley, B80 7NZ

Guide price £550,000





**\*\*NO CHAIN\*\* Four Bedroom Detached \*\* Double Garage \*\* Large Driveway \*\* Generous Plot \*\* Two Distinct Gardens \*\*** Occupying a generous corner plot with extensive road frontage on the highly regarded Orchard Way, this four-bedroom detached family home offers spacious accommodation with excellent potential. The property features multiple reception rooms, a versatile garden room, an integral garage, and a recently refitted shower room. A convenient downstairs W.C. adds further practicality for modern living. Outside, there are two distinct gardens connected by a rear paved patio, along with a large driveway providing parking for several vehicles. This is a rare opportunity in a sought-after location. Outside, there are two distinct gardens connected by a rear paved patio, along with a large driveway providing parking for several vehicles. A rare opportunity in a sought-after location.





Occupying an enviable corner plot with extensive road frontage on the highly regarded Orchard Way, this impressive detached family home offers a unique opportunity for buyers seeking space, versatility and the chance to create their dream property in one of the area's most desirable locations.

The ground floor features an excellent layout for family life and entertaining, with a generously proportioned living room, a separate dining room for formal occasions, and a well-sized kitchen/breakfast room that forms the heart of the home. A light-filled garden room adds further versatility – an ideal space for a playroom, hobbies, home office or simply relaxing and enjoying views of the garden. The convenience of a ground floor cloakroom and internal access to the integral garage further enhances practicality, while the garage itself offers superb storage or scope for conversion, subject to planning consent.

Upstairs, the property offers four well-proportioned bedrooms, providing flexibility for home offices or guest accommodation to suit modern lifestyles. The family shower room has been recently refitted, giving a fresh and contemporary feel to this essential space.

What truly sets this property apart is its exceptional outdoor space. Positioned on a substantial corner plot, the home boasts two distinct and separate gardens connected by a paved patio at the rear, creating a wonderful flow for outdoor living and entertaining. These areas provide fantastic scope for outdoor dining, play spaces or a private retreat. The extensive frontage adds a real sense of kerb appeal, complemented by a large driveway offering parking for multiple vehicles and access to the garage.

This property represents a rare opportunity to purchase a home in a prime location, combining generous living accommodation with exceptional outdoor space and the potential to update and personalise to individual taste. Perfect for those seeking a forever home with endless possibilities.

**Porch**

**Hall**

**Living Room** 11'10" x 17'10" (3.63m x 5.46m)

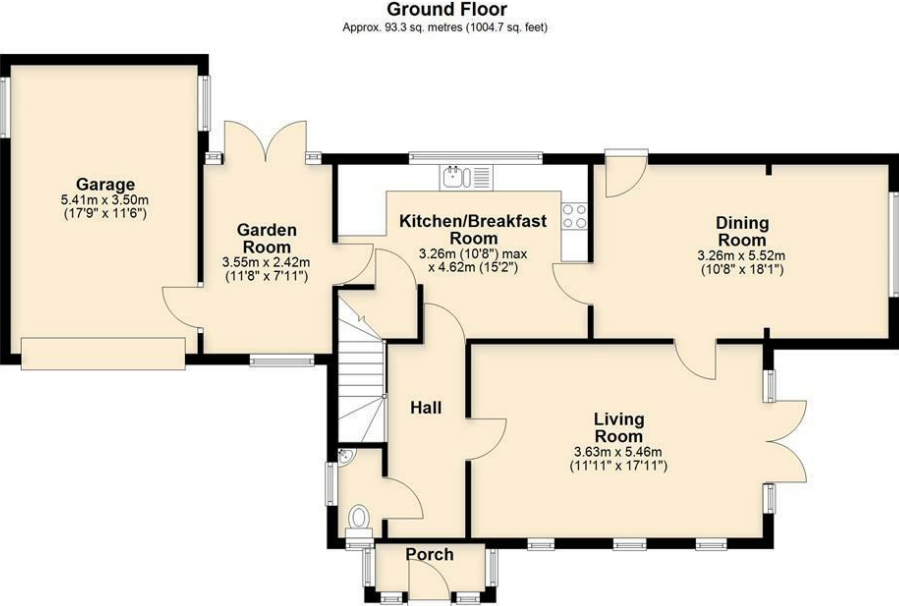
<b>Kitchen/Breakfast Room</b>	10'8" x 15'1" (3.26m x 4.62m)
<b>Dining Room</b>	10'8" x 18'1" (3.26m x 5.52m)
<b>Garden Room</b>	11'7" x 7'11" (3.55m x 2.42m)
<b>Landing</b>	
<b>Bedroom 1</b>	11'10" x 13'10" (3.63m x 4.22m)
<b>Bedroom 2</b>	10'8" x 10'11" (3.26m x 3.33m)
<b>Bedroom 3</b>	11'10" x 9'4" (3.63m x 2.87m)
<b>Bedroom 4</b>	7'9" x 8'8" (2.37m x 2.66m)
<b>Shower Room</b>	7'9" x 5'11" (2.37m x 1.81m)
<b>Garage</b>	17'8" x 11'5" (5.41m x 3.50m)











Total area: approx. 149.1 sq. metres (1605.2 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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