



Highfield Road, Studley, B80 7RA

Guide price £425,000


KING
HOMES

**** Four Bedroom, Detached, Family Home ** Two Spacious Reception Rooms ** Master Bedroom with En-Suite ** Integral Garage ** Driveway Parking ****

This attractive four-bedroom detached home offers generous accommodation, a private rear garden, and excellent convenience within a sought-after Studley location. Benefits include a large private driveway leading to an integral garage, versatile and spacious reception rooms, a well-appointed Kitchen/Diner, a master bedroom with en-suite and fitted wardrobes. With a paved patio, lawned garden, gated side access, gas central heating, double glazing, solar water heating and an EPC rating of B, this property provides a superb blend of comfort, practicality and village convenience.



A beautifully presented four-bedroom detached home set within a popular Studley location, offering generous accommodation, a sunny rear garden and excellent access to village amenities.

The property is approached via a large private driveway providing ample parking and leading to the integral garage, with a pathway guiding you to the front door for a welcoming first impression.

Inside, the hallway gives access to the main living areas. At the front of the home, the snug which could equally serve as a dining room offers an ideal space for hosting or home working. The living room sits to the rear, enjoying an outlook over the garden and providing a comfortable, versatile space for everyday living. The kitchen/diner offers generous worktop and cupboard space, and room for informal dining. A guest W.C. is positioned off the hall, while the integral garage, complete with plumbing for utilities, adds further convenience.

Upstairs, there are four well-proportioned bedrooms. The master bedroom includes fitted wardrobes and an en-suite shower room. Bedroom Two also features fitted wardrobes, while Bedrooms Three and Four provide flexibility for family, guests or home office use. A family bathroom completes the accommodation.

The rear garden enjoys a sunny aspect and features a paved patio and lawn, fully enclosed by fencing with gated side access leading to the front of the property.

Additional features include double glazing, gas central heating, a solar water heating system, and an EPC rating of B. Built in 2013, the home combines the benefits of a relatively recent build with a well-established and highly sought-after village position, close to shops, restaurants, schooling and countryside walks.

Hall

Kitchen/Dining Room 13'6" x 9'5" (4.12m x 2.89m)

Living Room 10'0" x 12'9" (3.07m x 3.89m)

Snug 13'2" x 9'1" (4.02m x 2.78m)

W.C

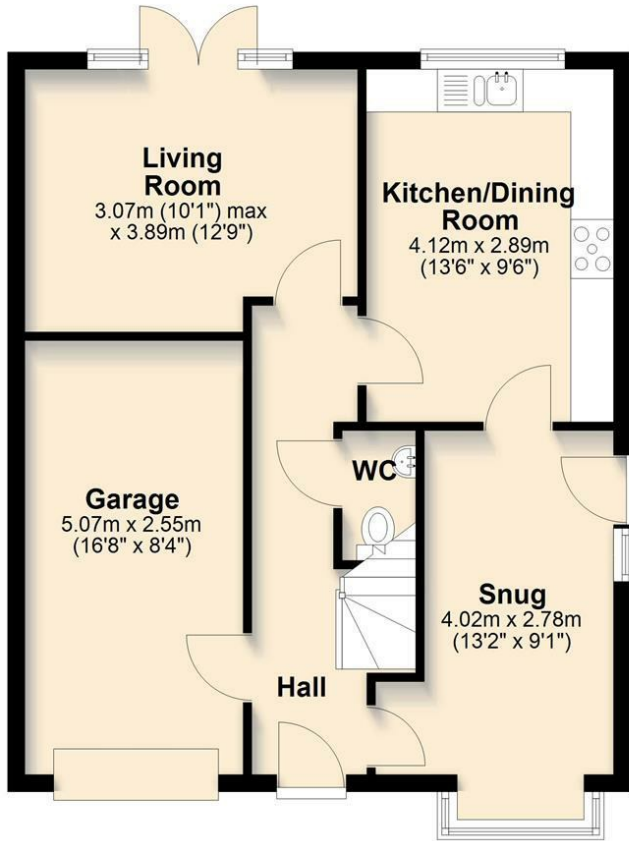
Landing	
Bedroom 1	8'0" x 11'10" (2.46m x 3.61m)
En-suite	4'2" x 6'10" (1.29m x 2.10m)
Bedroom 2	12'7" x 8'2" (3.84m x 2.51m)
Bedroom 3	11'5" x 8'11" (3.48m x 2.73m)
Bedroom 4	8'1" x 8'2" (2.47m x 2.50m)
Bathroom	8'1" x 5'4" (2.47m x 1.64m)





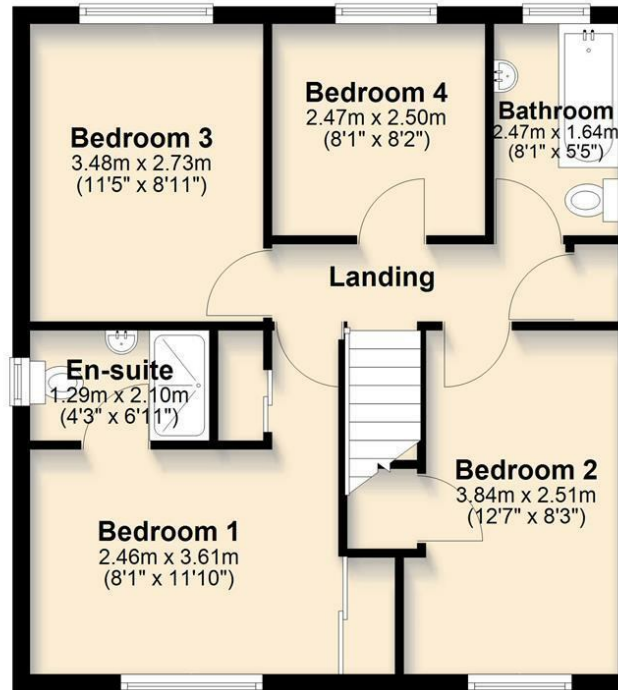
Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)

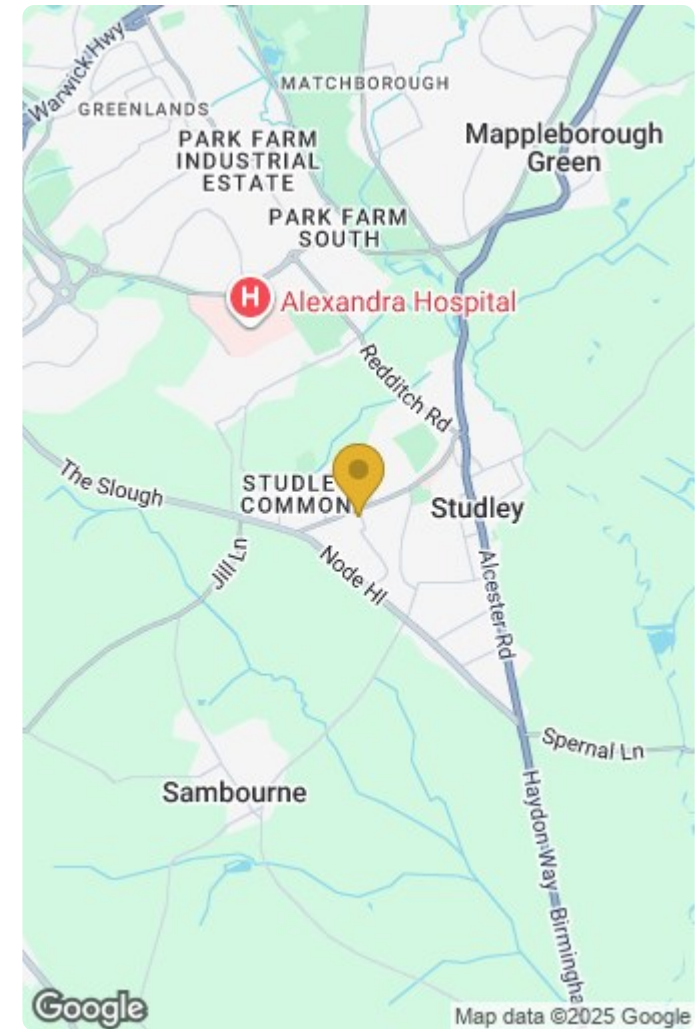


First Floor

Approx. 52.2 sq. metres (561.8 sq. feet)



Total area: approx. 109.5 sq. metres (1178.6 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	